



PERIOD  
HOMES

Rye Walk, Ingatestone, CM4 9AL

Guide Price £875,000 - £900,000

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Set within a popular residential turning, this attractive 1930s built four bedroom detached home offers well balanced accommodation across two floors, combining character with modern open plan living.

The property is approached via a gravel driveway providing off street parking and access to the garage, with a welcoming entrance porch leading into a spacious entrance hall. To the front of the home is a study, ideal for those working from home or requiring a quiet reading space.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Attractive 1930s detached family home.
- Four double bedrooms.
- En suite to the principal bedroom.
- Spacious open plan kitchen, dining and sitting area overlooking the garden.
- Separate study / home office.
- Driveway parking and garage.



# Rye Walk

Ingatstone. CM4 9AL

The principal living accommodation has been thoughtfully arranged to create an excellent flow for modern family living. A generous sitting room sits at the heart of the home and opens through to an impressive open plan kitchen and breakfast room to the rear. This bright and sociable space enjoys views across the rear garden and provides ample room for dining and everyday family life. Adjoining the kitchen area is a further reception space currently used as a lounge, creating a superb open plan arrangement ideal for entertaining or relaxing. Additional ground floor accommodation includes a separate utility room and a convenient ground floor cloakroom.

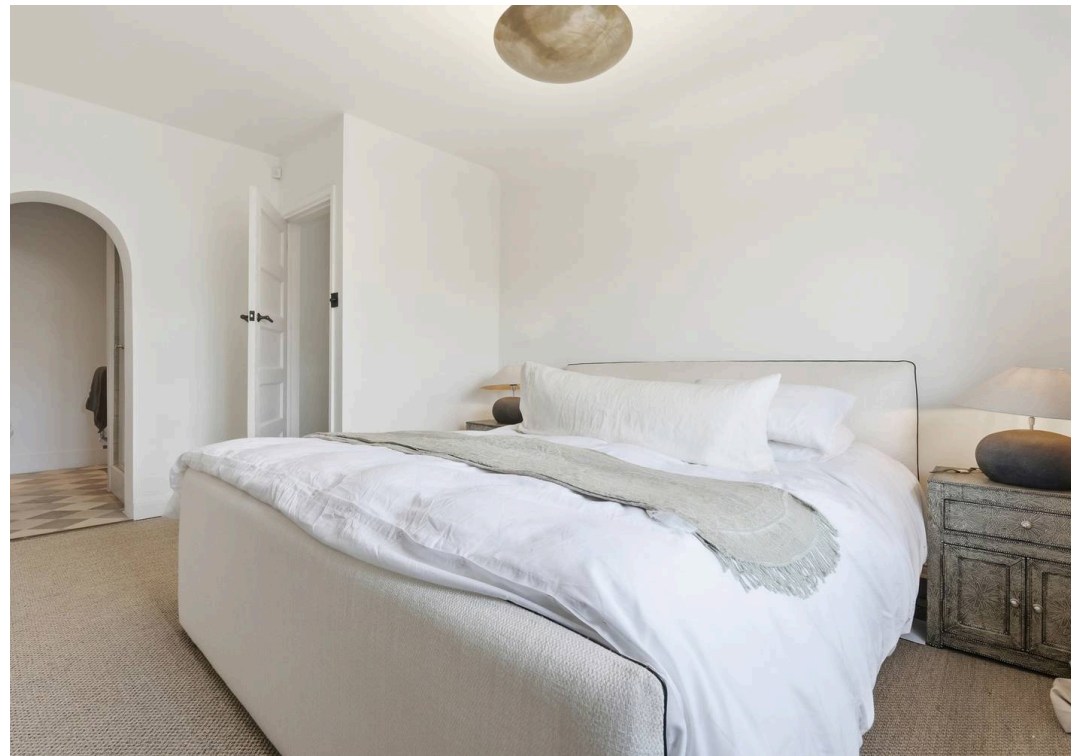
To the first floor the property offers four well proportioned double bedrooms. The principal bedroom benefits from its own en suite shower room, whilst the remaining bedrooms are served by a modern family bathroom.

Externally, the rear garden provides a generous outdoor space, mainly laid to lawn with mature planting and a pleasant patio seating area, ideal for summer entertaining. To the front the driveway provides ample parking and access to the garage.

This is a superb family home offering generous accommodation, character features and excellent entertaining space, all within easy reach of local amenities, well regarded schools and transport links.





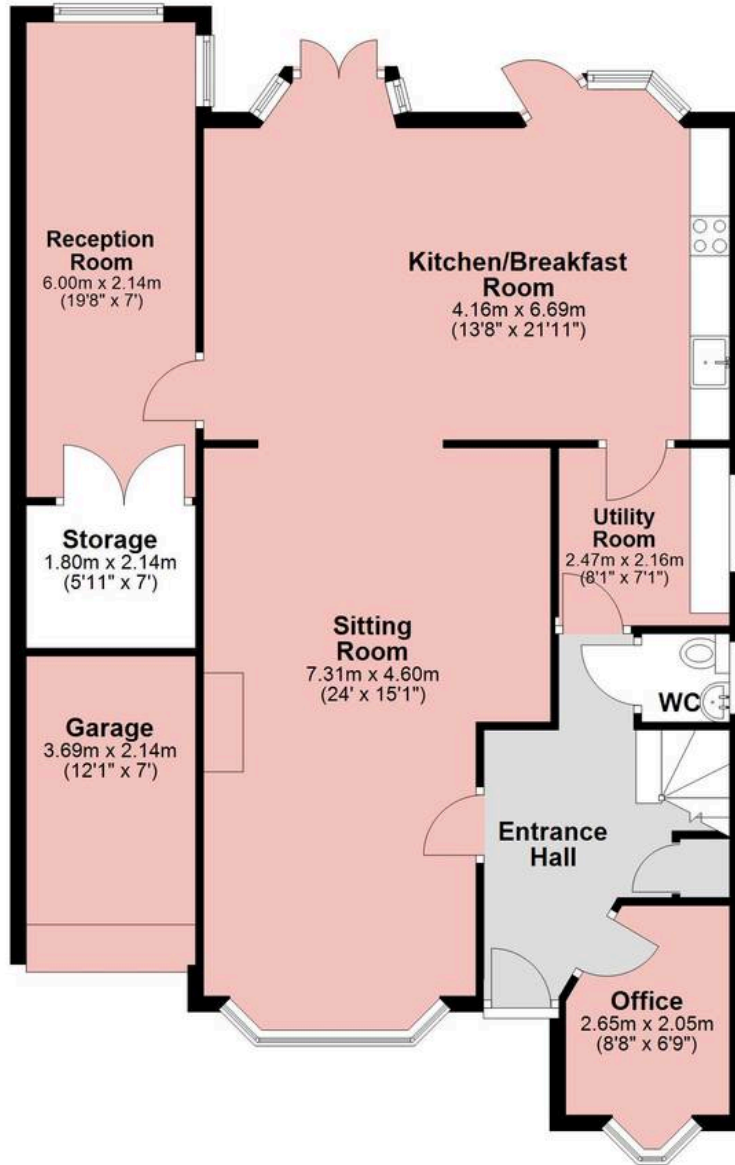




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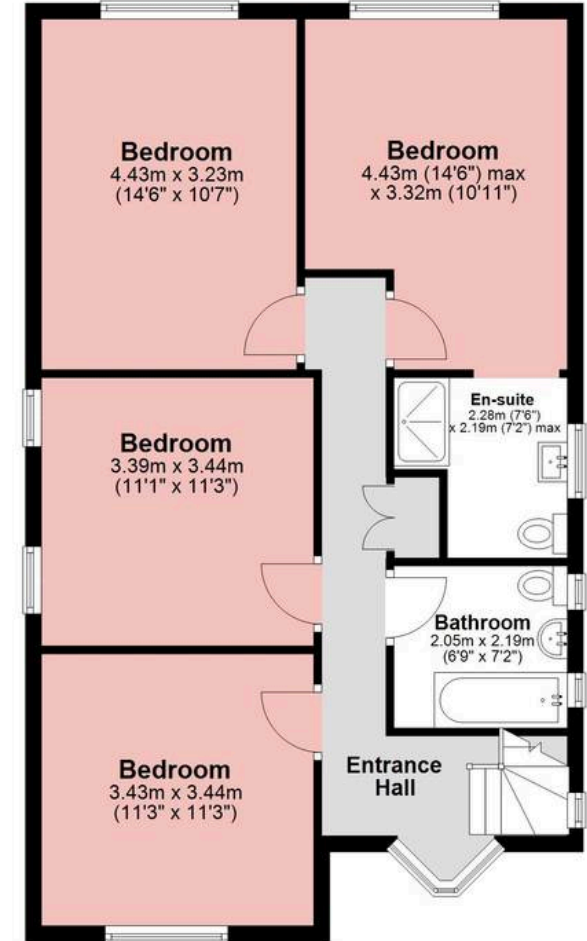
### Ground Floor

Approx. 105.4 sq. metres (1134.1 sq. feet)



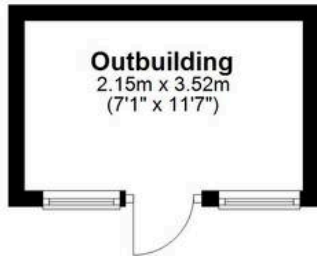
### First Floor

Approx. 72.5 sq. metres (780.1 sq. feet)



### Outbuilding

Approx. 7.6 sq. metres (81.4 sq. feet)



Total area: approx. 185.4 sq. metres (1995.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Plan produced using PlanUp.

Rye Walk

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