PERIOD HOMES

Roman Road, Mountnessing. CM15 0UD

Guide Price £625,000 – £650,000

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This attractive weatherboarded character home offers a wonderful combination of period charm, versatile accommodation and some particularly impressive living spaces. Recently redecorated throughout, the property is beautifully presented and further benefits from a substantial rear garden, off-street parking, an EV charging point and two useful detached outbuildings, one of which is currently utilised as a dedicated home office.

The distinctive black weatherboarded exterior, white-framed windows and picket fencing create an immediately appealing first impression, while internally the house retains a wealth of character features including exposed timbers, original-style fireplaces and timber flooring, all complemented by a fresh and tasteful decorative scheme.

The ground floor provides a choice of reception spaces, with a welcoming living room positioned to the front of the property featuring a working fireplace and attractive bay window. This leads through to a further reception room, with a working wood-burner providing a cosy and versatile family living space and creating a natural flow through the house.

A particular highlight is the impressive kitchen/dining room, which extends to approximately 25'7" in length. Full of character, the room features a striking vaulted ceiling with an abundance of exposed structural timbers and roof lights that flood the space with natural light. The fitted kitchen provides an extensive range of cabinetry and work surfaces, with ample room for a large dining table and additional seating, making this an excellent space for both everyday living and entertaining.

Completing the ground-floor accommodation is a separate office, which offers excellent flexibility and could alternatively be utilised as a third bedroom if required. There is also a well-appointed shower room featuring a walk-in shower, together with a useful utility area.

To the first floor are two well-proportioned double bedrooms, both of which benefit from air conditioning providing both heating and cooling. The principal bedroom is particularly attractive, with character panelling, a feature fireplace, as well as a built in wardrobe, while a well-appointed family bathroom serves the first-floor accommodation.

- Attractive weatherboarded character home situated in the popular Essex village of Mountnessing

Roman Road

Mountnessing, Brentwood

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Council Tax band: E

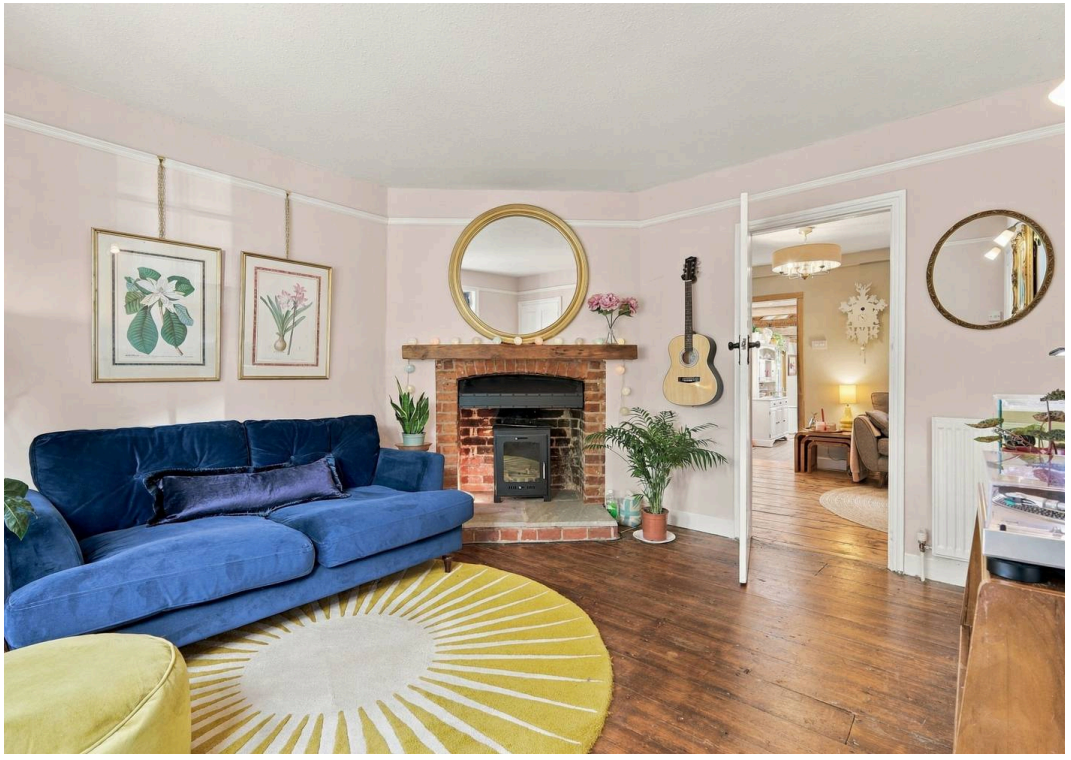
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

Outside, the property continues to offer considerable appeal. The generous rear garden is predominantly laid to lawn with established boundaries and provides plenty of space for relaxing, entertaining and family use. A paved terrace creates an additional seating area towards the rear.

The property further benefits from two detached outbuildings, providing valuable additional space and considerable versatility, both of which benefit from Ethernet connectivity. One has been thoughtfully arranged as a dedicated home office, complete with air conditioning offering both heating and cooling for comfortable year-round use. The second is a substantial and flexible space, ideally suited for use as a gym, workshop or studio depending on individual requirements, and also incorporates a useful separate shed/storage area, fitted with shelving and providing excellent space for boxes, tools and general household storage.

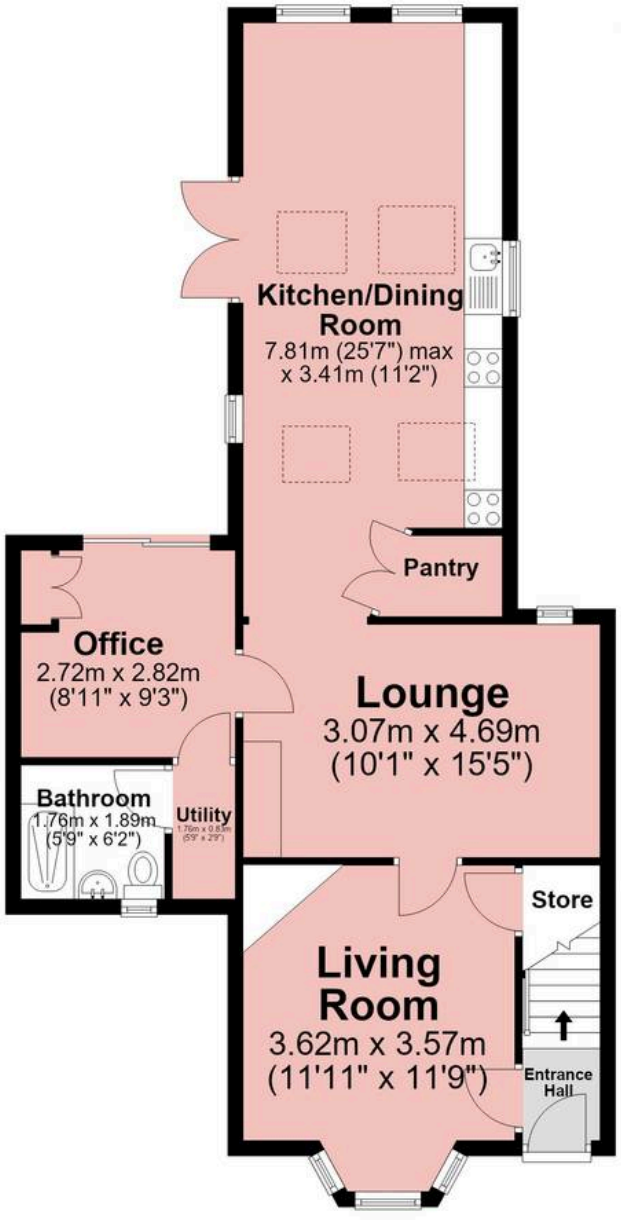
To the front, the driveway provides off-street parking for one vehicle and incorporates a fitted EV charging point.



WORK
HARD
&
PLAY
HARDER

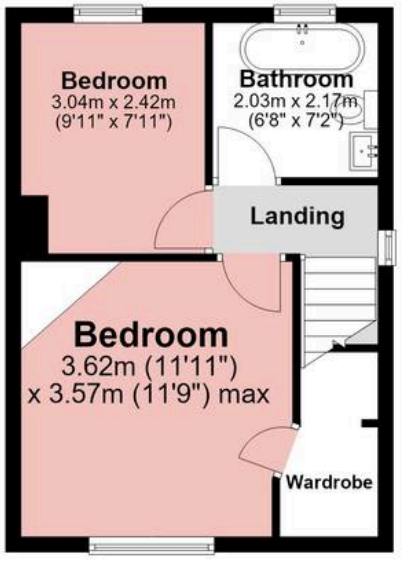
Ground Floor

Approx. 73.2 sq. metres (787.4 sq. feet)



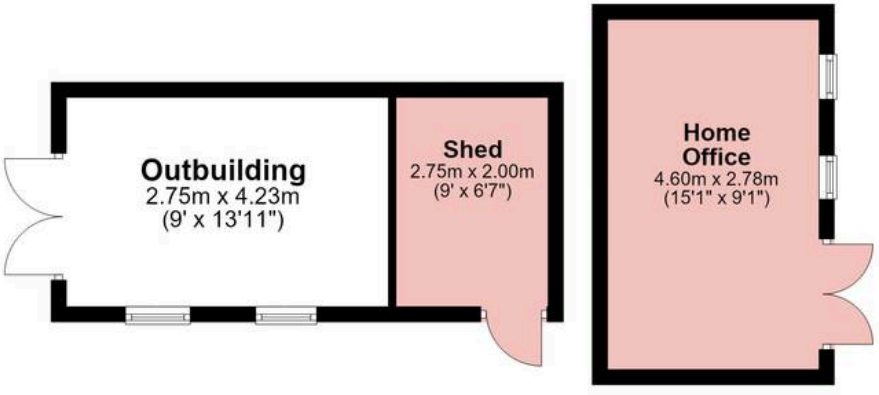
First Floor

Approx. 31.7 sq. metres (341.3 sq. feet)



Outbuilding

Approx. 30.2 sq. metres (325.1 sq. feet)



Total area: approx. 135.1 sq. metres (1453.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison 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.

Roman Road

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PERIOD HOMES

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