



Keith
Ashton

Woollard Way, Blackmore
Ingatstone



36 WOOLLARD WAY

Blackmore Ingatstone, CM4 0QN

Located in the heart of Blackmore Village at the end of a quiet cul-de-sac, and having great potential for improvement is this link detached family home which offers three good-sized bedrooms, two spacious reception rooms, an easy to maintain, well-kept rear garden and plenty of parking which includes an integral garage. The property is within walking distance of the well-regarded Blackmore Primary School, welcoming pub and tea rooms, and the village green, and is just a short drive into Brentwood and Shenfield Town Centres with high street shopping and mainline train services into London. NO ONWARD CHAIN.

Guide Price £575,000

- THREE GOOD-SIZED BEDROOMS
- SPACIOUS L-SHAPED LOUNGE/DINER
- SEPARATE LIVING ROOM 18'4 X 10'8
- EXTENDED LINK-DETACHED HOUSE
- NO ONWARD CHAIN
- EXCELLENT OFF STREET PARKING PLUS GARAGE
- GROUND FLOOR W.C
- EASY TO MAINTAIN REAR GARDEN



Description

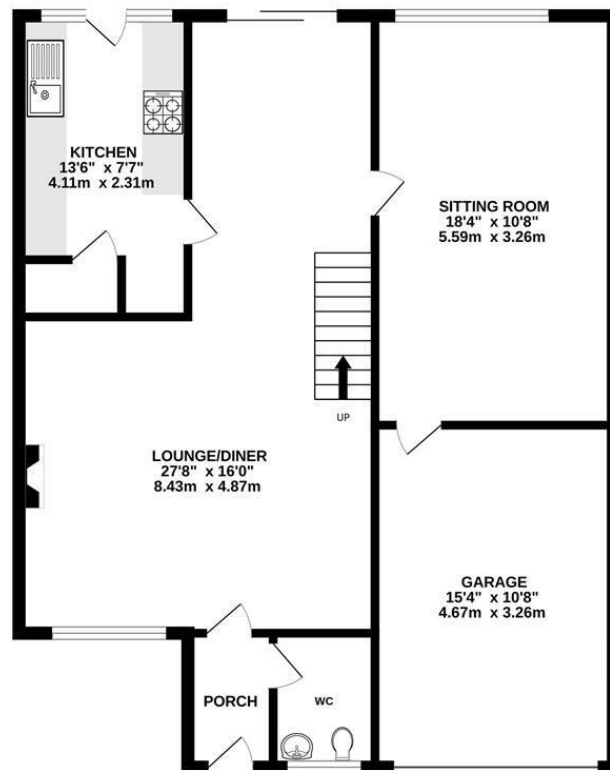
Entering the property a bright hallway provides useful space for coat/shoe storage. There is a door into the lounge/diner and a further door to the side which gives access into a ground floor cloakroom with white suite. The lounge / diner is a large L-shaped room offering plenty of space for both relaxing and dining, with clearly defined areas for each. From the dining area you have access into the garden, via sliding patio doors and there are further doors into the second reception and the kitchen. Viewers will note that the property has been extended behind the garage to create the second reception room, a large sitting room measuring 18'4 x 10'8, this room could be utilized as further bedroom, playroom or home office if required. Light coloured, wood effect wall and base units which include glass fronted display cabinets in the kitchen, provide excellent storage space, plus there is also a built-in larder cupboard. There is ample space for freestanding appliances, which includes inset space for a fridge/freezer, and there are integrated ovens and a gas hob with extractor above. Further access into the garden is available from the kitchen.

Rising to the first floor you have three, good-sized bedrooms all with built-in storage cupboards. Finishing the accommodation on this level is a shower room with double shower tray, wash hand basin and w.c.

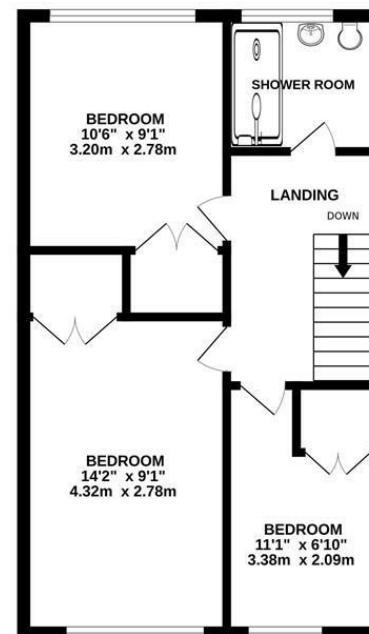
To the rear of the property there is a well-kept, low maintenance garden which commences with a paved patio and leads into neat brick-edged lawn, with timber panelled fencing to all boundaries. There is excellent off-street parking to the front of the property on a large, block-paved driveway, with an integrated garage offering further secure parking. A pedestrian door at the rear of the garage gives access into the sitting room.



GROUND FLOOR
850 sq.ft. (79.0 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 1292 sq.ft. (120.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Target	Current	Target
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A		(82 plus) A	
(61-81) B		(61-81) B	
(49-60) C		(49-60) C	
(35-48) D		(35-48) D	
(29-34) E		(29-34) E	
(17-28) F		(17-28) F	
(1-16) G		(1-16) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

SERVICES:

Local Authority: Ingatstone
Council tax band: E
Post code: CM4 0QN

VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

OPENING HOURS:

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

MORTGAGE INFORMATION:

We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 375757 or visit our interactive website at www.mortgagebusiness.net



We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website www.keithashton.co.uk

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