



23 Willow Green, Ingatestone, Essex

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23 Willow Green Ingatestone, Essex, CM4 0DQ

A splendid family home with up to five bedrooms and an annexe, in a desirable village location

Ingatestone mainline station 1.1 miles (31 minutes to London Liverpool Street), A12 (Jct 14) 1.5 miles, Chelmsford city centre 6.4 miles, M25 (Jct 28) 7.4 miles, Stansted Airport 30 miles, Central London 33 miles

Hall | Drawing room | Sitting room | Family room
Study | Dining room | Breakfast area | Kitchen
Laundry | Cloakroom | Annexe kitchen | Principal bedroom with en suite shower room | 3 Further bedrooms | Bedroom 5/study | Family bathroom
Shower room | EPC rating C

Summer house | Gardens

The property

This well-presented detached family home offers over 2, 300 sq. ft of comfortable living accommodation arranged across two light filled floors, and presents the potential to arrange the living space with a self-contained annexe for guests or family members.

The main ground floor reception room is the sitting room, which has wooden parquet flooring, a feature fireplace and a south-facing bay window at the front. Double doors lead to the family room at the rear, which provides further space in which to relax and features French doors opening onto the rear garden. There is also a useful study and a formal dining room, while the breakfast area and kitchen has a breakfast bar, contemporary fitted units and integrated appliances.

The ground floor annexe area has a connecting internal door and could be used as part of the main house. It has a drawing room with a

kitchenette and French doors opening onto the garden, annexe kitchen with an integrated hob, plus one bedroom and a shower room.

Upstairs there are a further four bedrooms, one of which is currently used as a study. The principal bedroom has an en suite shower room, while there is also a family bathroom with dual washbasins and an over-bath shower.

Outside

At the front of the property, the gravel driveway is bordered by established shrubs and hedgerows and provides parking for several vehicles. The rear garden includes a large area of paved terracing, a gazebo, an area of lawn, border beds with various shrubs and a vegetable garden with raised beds. There is also a private garden area at the back of the annexe and towards the end of the garden, a timber-framed summer house with its own cloakroom and kitchenette, which is ideal for use as a study or a home gym.

Location

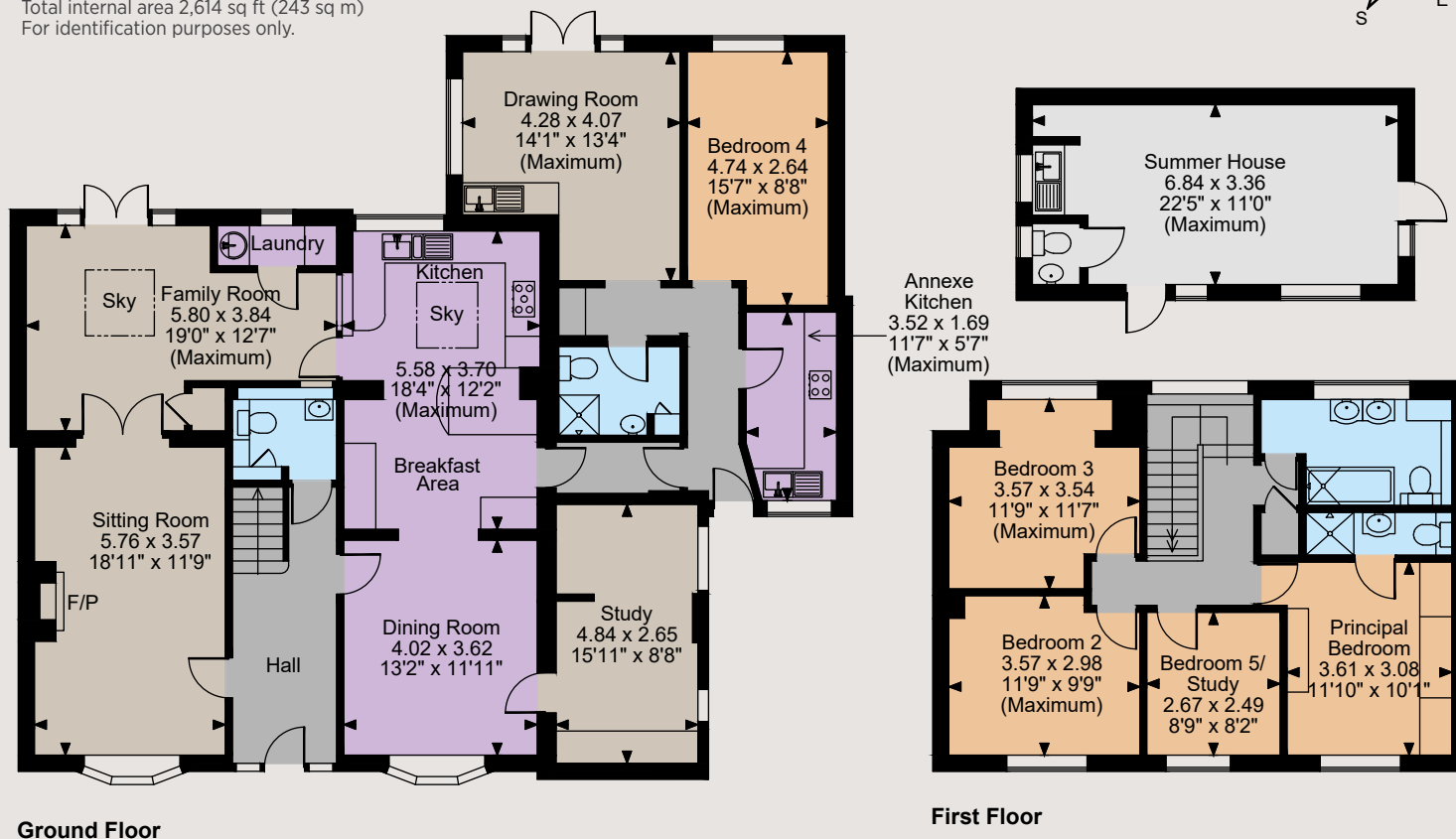
The property occupies a convenient position in the popular village of Ingatestone. The village offers a range of everyday amenities including local shops, restaurants, pubs and a post office. Schooling in the area includes the outstanding-rated Ingatestone Infant School and a state secondary school in Ingatestone, with further schooling available in the surrounding villages. Chelmsford is six miles to the northeast, providing an excellent selection of shops, supermarkets and leisure facilities, as well as further state and independent schooling. The area is well connected by road, with the A12 just two and a half miles away. Mainline rail services are available from Ingatestone, which provides regular trains to London Liverpool Street, taking approximately 30 minutes.





Floorplans

Main House internal area 2,367 sq ft (220 sq m)
Summer House internal area 247 sq ft (23 sq m)
Total internal area 2,614 sq ft (243 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

From Chelmsford, take the A1016/Rainsford Lane south away from the city centre and at the roundabout, join the A414/London Road heading towards Harlow. Continue straight ahead at the next roundabout and after a further 2 miles, continue straight ahead at two roundabouts to join the B1002. Continue for 2.3 miles, then turn right in Ingatestone onto Fryerning Lane. Turn right onto Willow Green, then turn left and at the junction, left again, staying on Willow Green. You will find the property on the right.

General

Local Authority: Brentwood Borough Council

Services: All mains services connected. Gas central heating.

Council Tax: F

Tenure: Freehold

Guide Price: £1,100,000

Chelmsford

Coval Hall, Rainsford Road, Chelmsford CM1 2QF

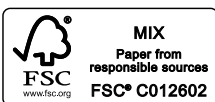
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