



Claire Close, Ingrave Road, Brentwood



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Offers Over £695,000

An attractive three bedroom detached bungalow situated in this pleasant cul de sac location with just three other properties, 1.1 miles to Brentwood High Street with its array of shops, bars and restaurants and easily accessible to Shenfield (2.3 miles) and Brentwood (1.3 miles) mainline railway stations offering fast links to London including the Elizabeth Line for the West End. The well-presented spacious living accommodation includes an entrance hall, lounge overlooking the rear garden and dining area leading to a modern fitted kitchen with built-in appliances. There are three bedrooms and en-suite shower to the master bedroom that has an extensive range of fitted wardrobes. There is also a utility room and family bathroom. Outside, a good size driveway with turning area leads to a double garage and side access to the rear. To the other side of the garage is a further garden area that provides scope, subject to any necessary consents, for an extension. The property also offers easy access to Ingrave and Herongate villages which in turn lead to the A127 for access to the M25 and it is also accessible to country parks and the popular King Georges playing fields and Hartswood golf club. No onward chain. EPC D.



Entrance Hall

Built in cupboard and doors to;

Lounge 14' 6" x 13' 4" (4.42m x 4.06m)

French doors overlooking and leading to rear garden. Wood fire surround and marble style hearth. Radiator with ornamental cover and open plan access to;

Dining Room Area 10' 4" x 10' 7" (3.15m x 3.22m)

Window to front aspect and door to;

Kitchen 10' 7" x 10' 7" (3.22m x 3.22m)

Fitted with a modern range of base and wall mounted cabinets complimented with a tiled floor and granite work surfaces. Range style cooker with extractor hood above, fitted microwave, integrated slimline dishwasher and free-

standing American style fridge/freezer. Window to front aspect and door to entrance hall.

Utility Room 8' 9" x 5' 1" plus door recess (2.66m x 1.55m)

Single drainer sink, fitted base and wall cabinets. Space for washing machine, ceramic tiled floor and window and door to side.

Bedroom 1 13' 3" to front of wardrobes x 11' 6" (4.04m x 3.50m)

Wall to wall fitted wardrobes. Fitted cupboards, drawers and bedside cupboards. Dual aspect windows to front and side. Door to:

En-suite

Fitted shower, wash hand basin with cupboard beneath and WC. Ceramic tiled walls and window to side aspect.

Bedroom 2 13' 0" x 10' 8" to rear of wardrobes (3.96m x 3.25m)

Wall to wall fitted wardrobes with inset for double bed and cupboards above. Window to rear aspect.

Bedroom 3 9' 8" x 9' 7" (2.94m x 2.92m)

Window to rear aspect.



Bathroom

Panel enclosed bath with mixer tap and shower attachment. WC. and wash hand basin with drawers beneath. Ceramic tiled walls and floor. Window to side.

Externally

Block paved driveway with turning area to the front with adjacent lawn and shrub beds, access to garage and side access to the rear garden. The rear garden commences with a paved terrace that leads to a lawn with raised bed to the rear and fence surround. Further side access leads to the garage and an additional garden area that could be utilised into an extension (subject to all necessary consents) if required.

Double Garage 15' 6" x 17' 0" (4.72m x 5.18m) Internal measurement

Pitched roof and up and over door.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Council Tax Band F

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Bungalow

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Total Area: 103.5 m² ... 1114 ft²

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.

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