

Asking Price £365,000

Leasehold | 2 Bed | 1 Bath | Maisonette | First Floor | Council Tax Band C | EPC C | Ref INS260139

Exley Close, Ingatestone, Essex CM4 0TF

Rarely available on the market in the sought-after village of Ingatestone, this appealing first floor maisonette offers a number of attractive features, including its own private street-level entrance, a generous first floor layout, a private enclosed rear garden and resident parking. Conveniently positioned within approximately 0.7 miles of Ingatestone railway station and within walking distance of the vibrant High Street, this property presents an excellent opportunity for first-time buyers, downsizers or investors alike.

The property benefits from its own private entrance door at ground floor level, providing a welcome degree of independence and privacy. The entrance hall offers useful storage space, together with stairs rising to the first floor, where the main accommodation is arranged.

Upon reaching the first floor, a spacious landing provides access to the principal rooms. The accommodation comprises a fitted kitchen, a generous lounge/dining room, two bedrooms and a family bathroom. The lounge/dining room provides a versatile living space, ideal for relaxing, entertaining guests or enjoying meals with family and friends. The fitted kitchen offers a practical space for everyday cooking, while the two bedrooms provide flexibility for a main bedroom and a second bedroom, guest room or home office.

The location is another significant advantage. Ingatestone railway station is approximately 0.7 miles away, providing rail services to London Liverpool Street, making the property well placed for commuters. Ingatestone High Street is also within walking distance and offers a range of everyday amenities, including two supermarkets, an array of independent shops, cafés and eateries, together with a selection of local services.
The property is being offered for sale with no onward chain, which may help facilitate a smoother purchase, subject to the usual legal and conveyancing requirements.

The lease was originally granted for a term of 125 years commencing around October 1989, leaving approximately 88 years unexpired as of 2026. Buyers should verify the precise lease term and any associated charges, restrictions or obligations through their solicitor as part of the conveyancing process.





Scan the QR code for full details and key information on this property.







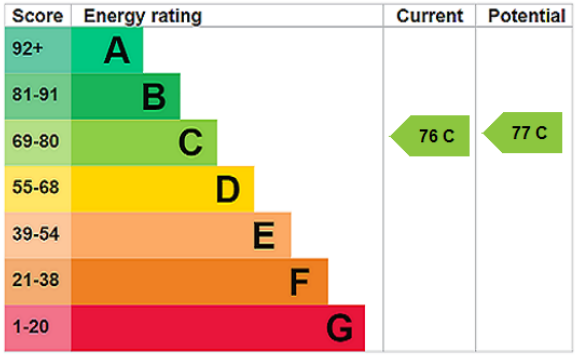






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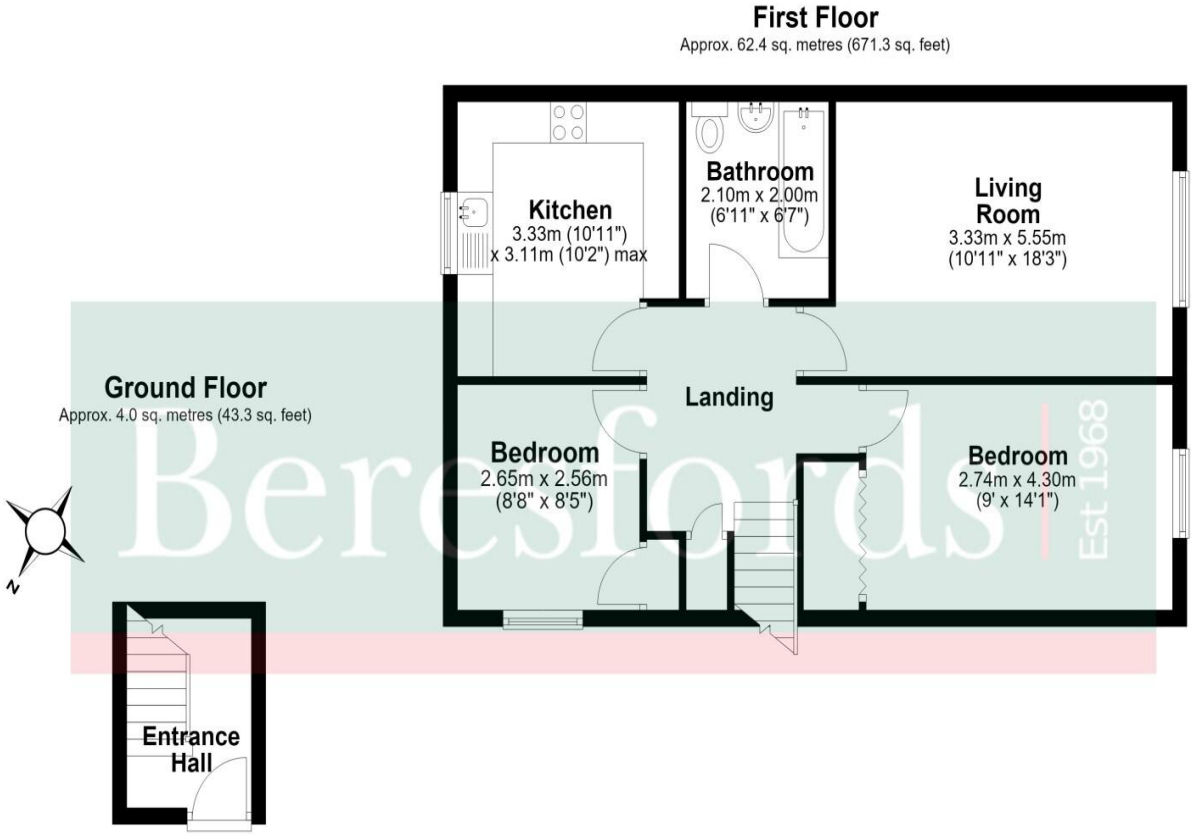
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Service Charge (per annum):
£0
£531.35 Includes Ground Rent

Lease Length:

Ground Rent (per annum):
£0



Total area: approx. 66.4 sq. metres (714.6 sq. feet)

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Exley Close

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