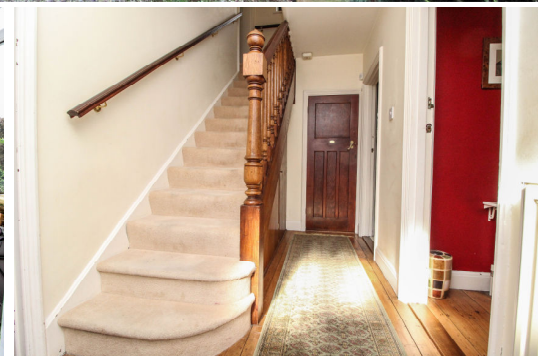


Ingrave Road | Brentwood | Essex | CM15 8BA



Located in central Brentwood within 0.5 miles of Brentwood's vibrant High Street with its shops and recreational facilities and within 1 mile of Brentwood mainline railway station with its links to London Liverpool Street and the forthcoming Crossrail. The property is also within easy reach of Shenfield Common and King Georges playing fields. Brentwood County High secondary school is located within 0.4 miles as is Brentwood Ursuline convent school. St Thomas and St Helens primary schools are located within 1.1 mile as well as Becket Keys senior school. There is a public footpath nearby which gives easy access to Hogarth primary school which is within 0.1 miles.



In Brief

- Entrance Hall
- Ground Floor Cloakroom
- Living Room 16' X 12'
- Double Glazed Conservatory 16'4 X 12'5
- Dining Room 12' X 12'
- Kitchen/Breakfast Room 12'2 X 12' > 9'2
- Utility Room
- Bedroom One 18'4 X 10'3 plus depth of wardrobe
- Bedroom Two 12' X 10'3 < 11'10
- Bedroom Three 11' X 9'
- Bedroom Four 12'1 X 6'8
- Modern Bathroom
- Shower Room
- Bedroom Five/Loft Room 21'10 > 17'4 X 13'7
- 130' Rear Garden
- Ample Parking & Garage
- 0.5 Miles From High Street
- Secluded Position

Freehold

£1,050,000



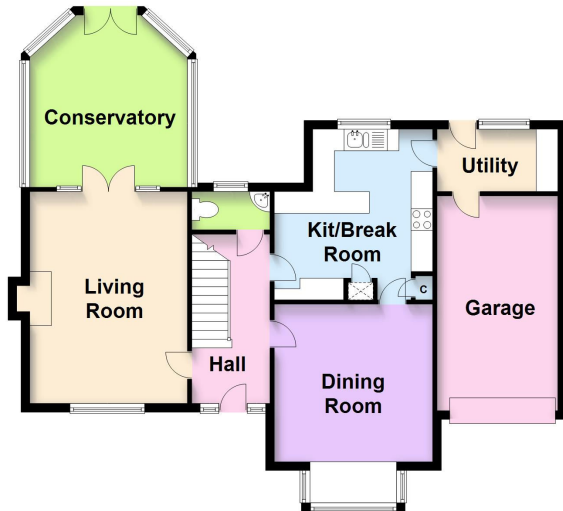


Being set back from the road in a secluded position is this attractive older style five bedroom detached family home which is set over three floors. The property is entered by an impressive entrance hall with exposed floorboards and modern ground floor cloakroom. The living room also has exposed floorboards and a feature stone fireplace with open fire and French doors leading to a large double glazed conservatory which overlooks the rear garden. There is a separate dining room with a feature double glazed window box and exposed floorboards which leads to the modern kitchen/breakfast room with built in appliances which also can be accessed from the hall. There is a separate utility room which leads to the garden and a door to the integral garage which has the potential to be converted to provide larger living accommodation. On the first floor the master bedroom has a range of fitted wardrobes and there are three further bedrooms and a modern bathroom, separate w.c and a shower room. To the second floor there is a spacious bedroom with floor boards and windows overlooking the impressive rear garden. To the front of the property is a shingle driveway providing ample parking leading to the garage with side access leading to the impressive rear garden which measures approximately 130' with patio area and well tended lawn and summer house. The property is set on a plot of just under 0.25 acres and there is potential to extend further to the rear subject to planning consents. EPC awaited (ref 401687)



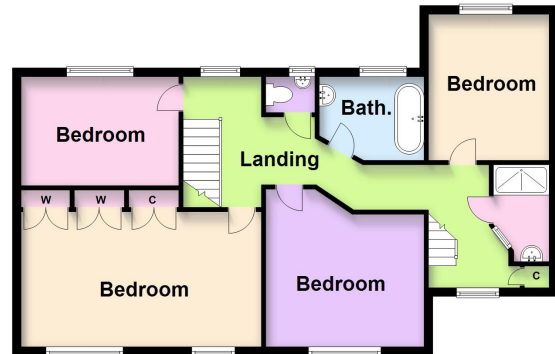
Ground Floor

Approx. 89.1 sq. metres (958.9 sq. feet)



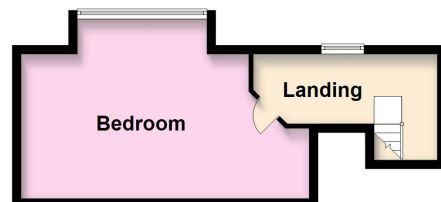
First Floor

Approx. 76.3 sq. metres (821.4 sq. feet)



Second Floor

Approx. 30.7 sq. metres (330.9 sq. feet)



Total area: approx. 196.1 sq. metres (2111.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the Floor Plan, measurements of doors, windows and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such by any potential owner.

Plan produced using PlanUp.

