



Keith  
Ashton

The Avenue,  
Brentwood





## 19 THE AVENUE

Brentwood, CM13 2AD

Standing on an impressive plot of land, we are delighted to bring to market this spacious two bedroom detached bungalow which offers great potential for improvement. The property requires refurbishment throughout and therefore offers fantastic opportunity to modernise, extend or even to replace the existing dwelling (stpp). Set in a fabulous location with Brentwood and Shenfield Town Centres and Train Stations being just a short drive away, and with the beautiful Thorndon Country Park and King Georges Playing field both being within walking distance. Interested parties are urged to view at their earliest convenience to avoid disappointment.

- LARGE PLOT IN FANTASTIC LOCATION
- EXCELLENT POTENTIAL FOR IMPROVEMENT
- BEAUTIFUL 200' REAR GARDEN
- 1385 SQ. FT. LIVING SPACE
- SPACIOUS RECEPTION ROOM
- TWO DOUBLE BEDROOMS
- SPACIOUS RECEPTION HALL
- LARGE IN & OUT DRIVEWAY



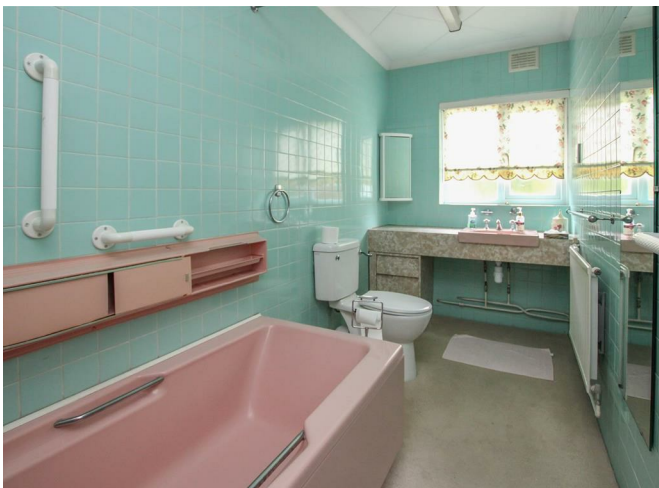


## Description

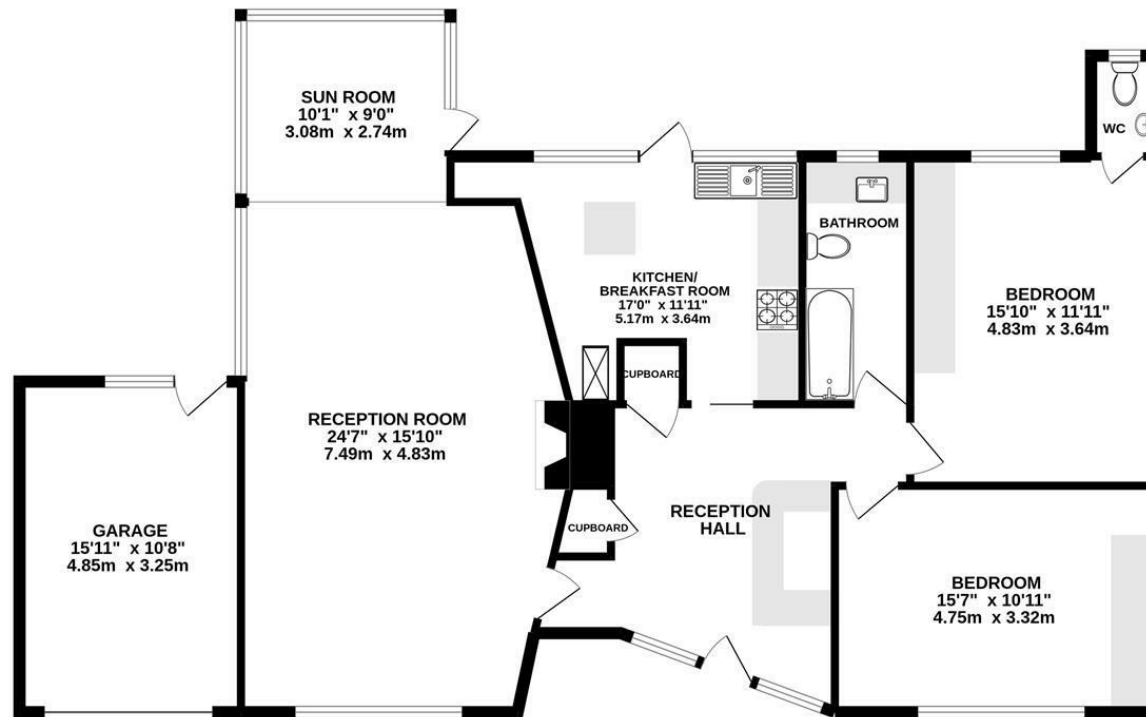
Internally the property offers at present almost 1400 sq.ft of accommodation with the potential to create further living space with extension (stpp). A large and bright reception hall with storage cupboards and feature bar area, offers access into a spacious reception room measuring 24'7 x 15'10 which is in turn, open plan to the sun room. As would suggest, the sun room is naturally bright with windows to three aspects and has a door onto the rear garden. The kitchen is of good-size and once refitted will offer ample space for appliances and units.

There are two double bedrooms. Bedroom one overlooks the front of the property with bedroom two, to the rear offering views over the garden. Bedroom two has an en-suite which includes w.c. and wash hand basin. Additionally, there is a three piece family bathroom.

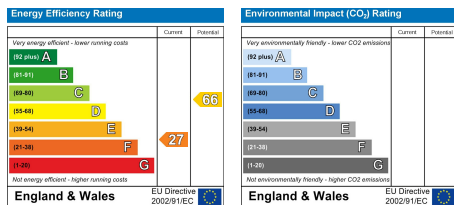
Externally, there is a large 'Carriage - in and out' driveway which provides excellent off street parking. There is also an attached garage with pedestrian access to the rear garden. Of particular note is the stunning and established 200' garden with neat lawns, mature trees/woodland area, and shrubs sits to the rear of the property. The property overlooks woodland area to the front.



# GROUND FLOOR 1385 sq.ft. (128.7 sq.m.) approx.



TOTAL FLOOR AREA : 1385 sq.ft. (128.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## SERVICES:

Local Authority: Brentwood  
Council tax band: F  
Post code: CM13 2AD

## 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 260858 or visit our interactive website at [www.mortgagebusiness.net](http://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](http://www.keithashton.co.uk)

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