



Keith  
Ashton

North Road Avenue,  
Brentwood



## 85 NORTH ROAD AVENUE

Brentwood, CM14 4XN

Guide Price £375,000 - £400,000

**\*\*GUIDE PRICE £375,000 - £400,000\*\*** We are delighted to offer for sale this attractive Victorian cottage which comes complete with many original features and is full of character, whilst also having a modern feel throughout. Set in a prime central position within a short walk of Brentwood high street, which has many great options for shops, cafes and bars, you are also not far from the mainline railway station, which offers a fast service into London, along with the newly opened Elizabeth Line offering even further links. Should you also be looking for schools, then the area is full of great choices from nursery through to senior options.

- ATTRACTIVE VICTORIAN COTTAGE
- CENTRAL BRENTWOOD LOCATION
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- CHARACTERFUL FAMILY HOME
- WEST FACING GARDEN
- PERMIT PARKING AVAILABLE
- 0.9 MILE TO BRENTWOOD STATION

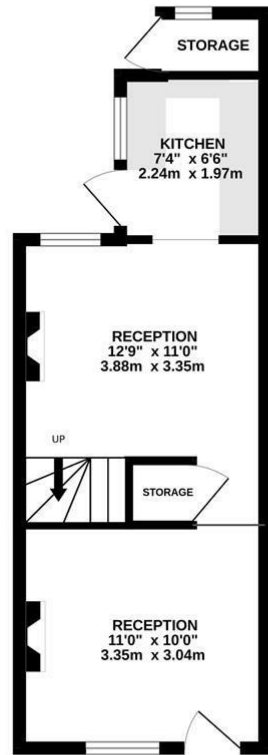


## Description

This well presented and characterful cottage commences with the entrance door leading you straight into this welcoming family home where you are immediately struck by the contemporary design perfectly blended with original features. The first reception room is a homely space with a central feature fireplace and attractive wooden flooring adding to the charm, before leading you through into the second reception room, currently used as a dining room/office and offering plenty of room for both table and chairs plus space to work from home should you need to. There is also a useful large storage cupboard, great for getting rid of your coats and shoes, plus stairs taking you up to the first floor. There is a newly fitted kitchen that is nicely presented and attractively designed, with a good amount of storage cupboards and contrasting wood block work surfaces for your meal preparation, plus there is a convenient courtesy door leading you outside. Heading upstairs you will find two bedrooms with built-in storage, both bright and airy spaces, plus a good sized family bathroom. Externally the west facing rear garden is mostly laid with astroturf, with fence surround and mature shrub borders whilst there is also an external utility room, home to both the central heating boiler and washing machine. To the front of the property parking is available on a permit basis.



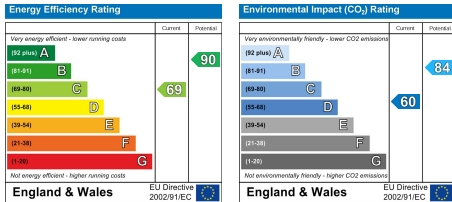
GROUND FLOOR  
304 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR  
291 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA: 595 sq.ft. (55.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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**SERVICES:**

Local Authority: Brentwood  
Council tax band: C  
Post code: CM14 4XN

**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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Tel. 01277 202200

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