



Keith  
Ashton

Church Road, Mountnessing  
Brentwood



## 22 CHURCH ROAD

Mountnessing Brentwood, CM15 0TH

**\*\*GUIDE PRICE £450,000 - £475,000\*\*** Located in the popular semi rural village of Mountnessing we are delighted to offer for sale this attractive two bedroom bungalow with the added benefit of no onward chain. The village itself is within easy reach of open countryside and offers the historic windmill which was rebuilt in 1804, with its surrounding fields hosting summer fayres and other seasonal activities and open days. There are a couple of local shops and public houses including the renowned George & Dragon, plus the property is set equidistant from Shenfield and Ingatestone, both offering great transport links into London, plus many other facilities and services. Should you need a local school then Mountnessing has its own primary school, with the other local areas having excellent schools from nursery through to senior level. There is easy access to the A12/M25 which is located close by.

- TWO DOUBLE BEDROOM BUNGALOW
- NO ONWARD CHAIN
- SPACIOUS ACCOMMODATION
- SEMI RURAL LOCATION
- POTENTIAL TO EXTEND (STPP)
- VILLAGE LOCATION
- EQUIDISTANT TO SHENFIELD & INGATESTONE
- A12/M25 CLOSE BY

Guide Price £450,000

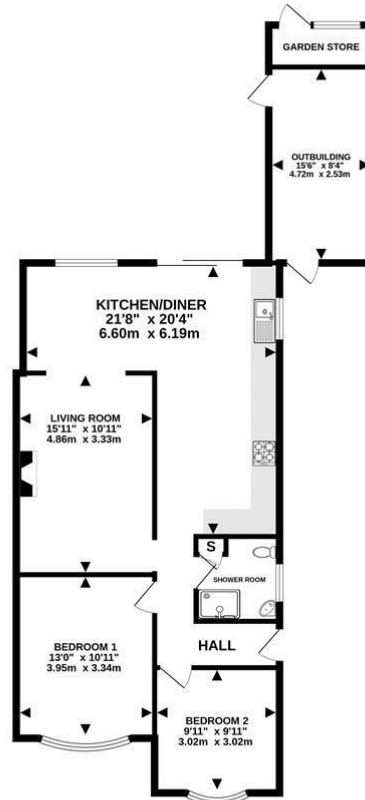


## Description

Entering into the bright and spacious hallway you will find having attractive wood flooring which continues through to the large kitchen/diner at the rear of the property. The kitchen area is fitted with plentiful cottage style units at both base and eye level, lots of worktop space for your meal preparations and some integrated appliances. The large window and sliding doors both overlooking the garden flood this room with an abundance of natural light, making it an ideal spot to place your dining table and chairs for your morning breakfast or evening meals with the pretty garden views outside. The living room also has the same flooring running through and is a nice homely space with its feature fireplace centrally placed, and plenty of room around it for you to gather the family on your sofas and armchairs. Completing the internal accommodation is the good sized shower room and the two double bedrooms, both having pleasing bay windows to the front of the property. Externally, to the side and rear, the garage has been converted into a useful outbuilding and garden store, whilst the garden itself is a nice size and is mostly laid to lawn. To the front of the bungalow the large driveway provides space for a number of vehicles to park and gives access into the outbuilding.



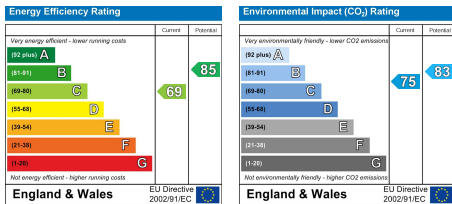
Ground Floor  
979 sq.ft. (90.9 sq.m.) approx.



epcsinessex

TOTAL FLOOR AREA : 979 sq.ft. (90.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**SERVICES:**

Local Authority: Brentwood  
Council tax band: D  
Post code: CM15 0TH

**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 260858

Village Office  
Tel. 01277 375757

Lettings Office  
Tel: 01277 202200

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