



Keith  
Ashton

Kavanaghs Road, Brentwood  
Essex





## 1 KAVANAGHS ROAD Brentwood Essex, CM14 4NB

GUIDE PRICE £675,000-£700,000. This beautifully presented family home is offered for sale with the added benefit of no onward chain and is set in a highly popular location within just a short walk of Brentwood mainline railway station, offering a fast service into London along with the new Elizabeth Line with its excellent onward links. There are local shops close to hand and Brentwood's busy high street, with its great choices for shopping and socialising, is within just 0.9 of a mile. If you are looking for excellent schooling then this area is perfect for you as there are many options to choose from including the highly rated and sought after St Peters Primary School which has an 'Outstanding' OFSTED rating.

- DETACHED FAMILY HOME
- STUNNING KITCHEN/DINER
- BEAUTIFULLY FINISHED THROUGHOUT
- WALKING DISTANCE TO BRENTWOOD STATION
- FOUR GOOD SIZED BEDROOMS
- ST PETERS SCHOOL CATCHMENT
- TWO BATHROOMS
- NO ONWARD CHAIN

Guide Price £675,000





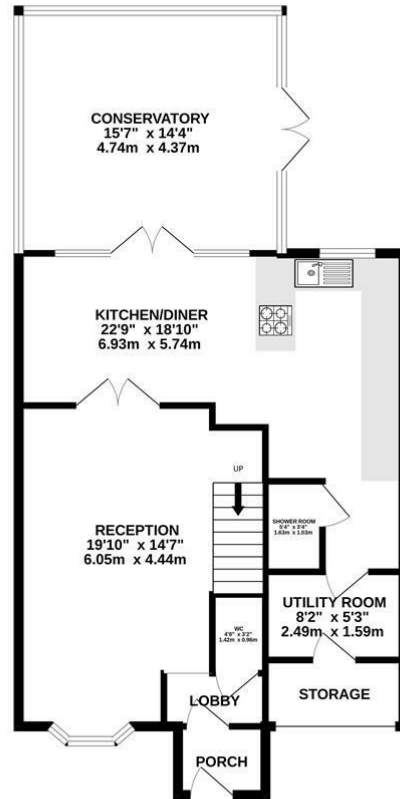
## Description

Offering over 1500 square feet of accommodation this appealing family home offers plenty of space for the growing family to move in and find their own places to retreat within. The entrance porch leads you through to the downstairs cloakroom and entrance lobby which in turn opens out to the stunning living room, with its attractive bay window to front and central feature contemporary living flame fireplace. With plenty of room for your sofas and chairs, this reception room offers a warm cosy place to relax on those winter evenings. The gorgeous glass balustraded staircase leads upwards and there are double doors opening into the impressive kitchen/diner which really does have the wow factor with a fantastic range of units at both base and eye level, stone worktops providing plenty of preparation space and a good selection of integrated appliances. Further double doors lead to the lovely conservatory overlooking and leading to the rear garden. In addition, there is the convenience of a beautifully finished ground floor shower room. To the first floor there is a spacious family bathroom, again beautifully presented, and four good sized bedrooms, three of which are double rooms, and three having built in wardrobe space. Externally to the rear the garden is mostly laid to lawn with mature tree and shrub borders and side access to the front of the property where the block paved driveway provides space for a number of vehicles to park. The garage has been converted to create a separate utility room and additional storage area.

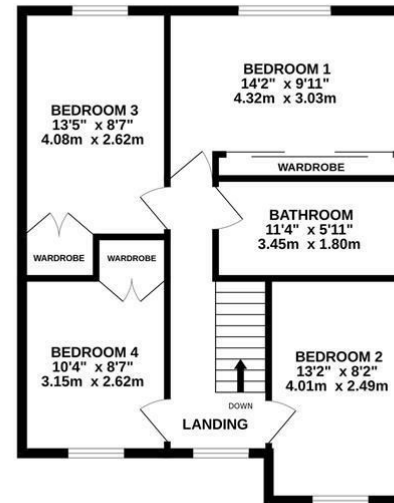




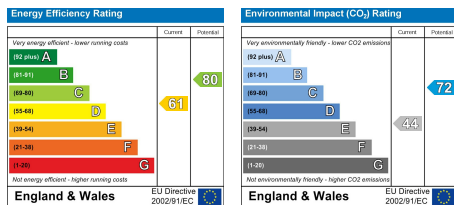
GROUND FLOOR  
883 sq.ft. (82.1 sq.m.) approx.



1ST FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA: 1502 sq.ft. (139.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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**SERVICES:**

Local Authority: Essex  
Council tax band: E  
Post code: CM14 4NB

**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)