



**Keith
Ashton**

Brentwood Road, Herongate
Brentwood



118 BRENTWOOD ROAD

Herongate Brentwood, CM13 3NY

Set in the highly sought after pretty village of Herongate with beautiful views over the countryside, and beyond, to the rear, this extended three bedroom family home has the potential to develop further (stpp) in order to create your idyllic dream property, with plenty of internal space on offer for the growing family. Surrounded by tranquillity and yet within walking distance of local shops, services and some lovely country pubs, you are also in very easy reach of Brentwoods vibrant high street, approximately 2.5 miles away, and the mainline railway station, the same distance, offering its fast service into London, and further onwards with the now established Elizabeth Line. The area benefits from many excellent school options, including the very highly rated Ingrave Johnstone primary school nearby, plus other great choices from nurseries through to senior schools. Should you crave exercise there are many gyms, clubs and classes to choose from, however if you want to escape the bustle, then the local parks and woodlands offer plenty of routes for running or just a simple stroll.

Guide Price £585,000

- VILLAGE LOCATION
- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- STUNNING VIEWS TO THE REAR
- LARGE OUTBUILDING/OFFICE
- CLOSE TO INGRAVE JOHNSTONE PRIMARY SCHOOL
- 2.5 MILES TO BRENTWOOD STATION

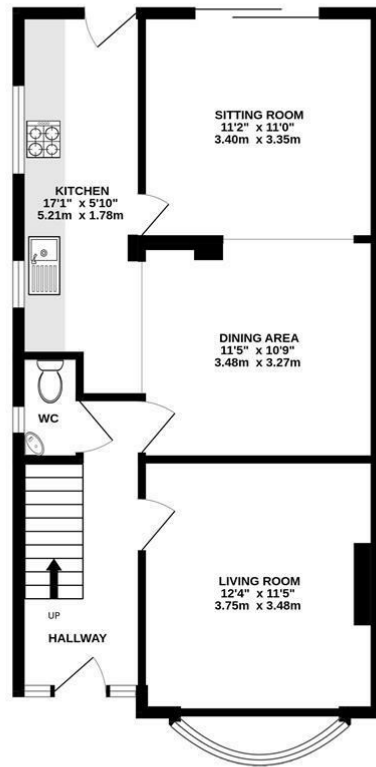


Description

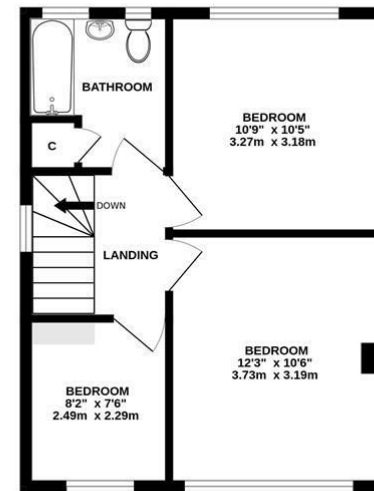
The spacious accommodation within this family home commences with a good sized entrance hallway which leads you through to the rest of the ground floor and up the stairs, with a convenient storage cupboard underneath, ideal to pop away your shoes before heading onwards. There is also the convenience of a downstairs cloakroom. Off the hallway to the right you will find the lovely bright living room, a cosy space, with a large bay window to the front flooding the area with natural light and offering plenty of space for your sofa and chair combinations. There is a separate dining area which in turn is open plan to both the kitchen and the sitting room to the rear, and is a great place to set up a dining table and chairs should you so wish, or maybe even to create a children's play room. The kitchen itself is well fitted with a good range of storage units at both base and eye level, an integrated oven, and space for your appliances, plus a courtesy door leading to the outside. The sitting room to the rear of the property is homely and spacious with sliding patio doors overlooking and leading to the garden, perfect to open up when the weather allows, and take in the stunning countryside views while relaxing with your morning coffee or evening cocktail. Heading upstairs, the landing gives access to the family bathroom and three bedrooms, two of which are good sized double rooms. Externally the home truly comes into its own with the stunning views immediately apparent in the garden and the large outbuilding which has a multitude of options for its use, a games room, office or man/woman cave. The property is set well back from the road and has a lawned area with a pathway leading to the entrance door, with mature trees and shrubs on the approach, plus the benefit of parking for a couple of vehicles.



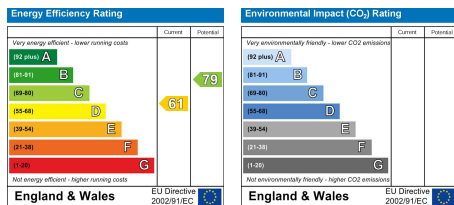
GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:

Local Authority: Brentwood
Council tax band: E
Post code: CM13 3NY

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



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