



Keith  
Ashton

The Avenue,  
Brentwood



## 1 THE AVENUE

Brentwood, CM13 2AD

**\*\*GUIDE PRICE £750,000 - £800,000\*\*** Set in a prime position within the heart of Brentwood, and just a mile away from its busy and vibrant high street, this extended family home is certainly one to look at if you are wanting spacious accommodation with the added potential to extend even further should you so wish ( stpp ) The area has many excellent schools to choose from, including the highly rated Ingrave Johnstone Primary School, but additionally with many other options from nursery through to senior school, all within easy reach. The very popular Thorndon Country Park and King Georges Playing Fields are just a short stroll away and offer many activities from golf through to running clubs, or just simple woodland walks to relax. For the commuters the nearby A127 gives great access onto the M25, whilst those looking for a fast service into London will find Brentwood railway station within 1.5 miles, with a regular bus service right outside your door if you dont want to walk on those early mornings or late evenings coming home.

EXTENDED FAMILY HOME  
LARGE KITCHEN/DINER

FOUR GOOD SIZED BEDROOMS  
EXCELLENT SCHOOLS NEARBY

ENSUITE TO MASTER  
POTENTIAL TO EXTEND (STPP)

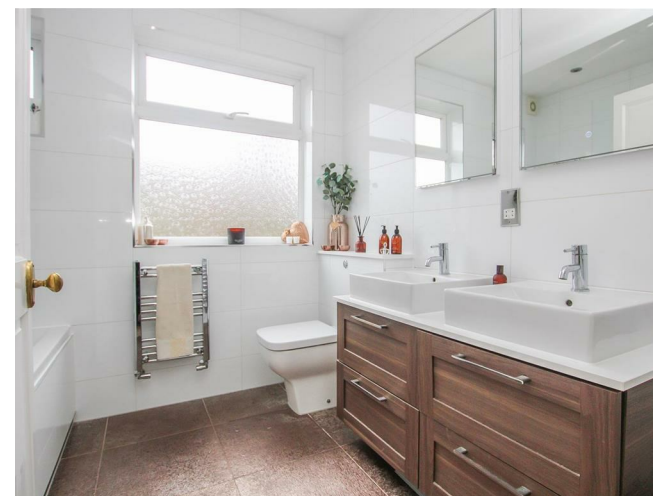
TWO RECEPTION ROOMS  
ONE MILE TO BRENTWOOD HIGH STREET

GUIDE PRICE £750,000 - £800,000



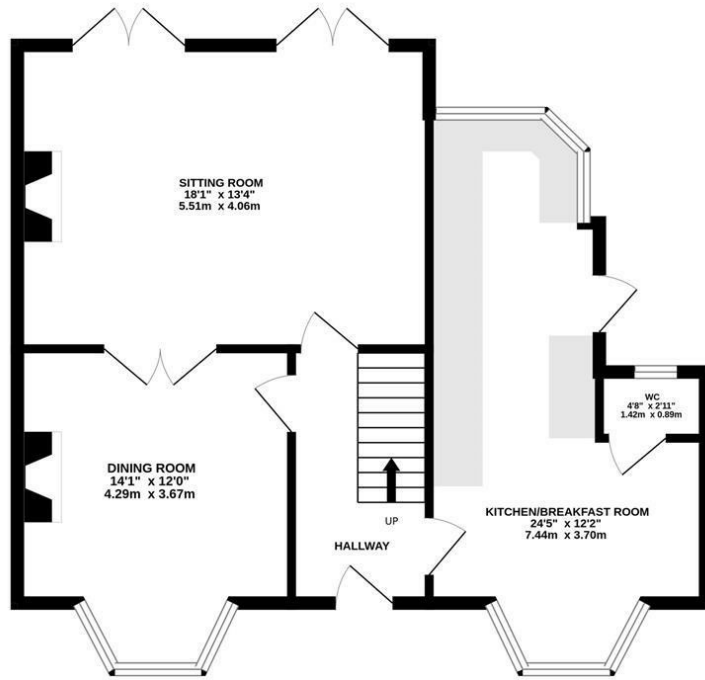
## Description

This well presented family home is entered via a spacious bright and airy hallway with stairs rising to the first floor, and a very convenient large storage cupboard beneath, ideal to drop off your coats and shoes prior to going further within. There is access to all the ground floor rooms, with the dining room being off to your left, an appealing area with a lovely large feature bay window to the front and herringbone style flooring. Double doors open from here and lead you into the generously proportioned sitting room to the rear, a truly beautiful room which overlooks and leads to the rear garden via two sets of double doors, perfect to throw open in those summer months, and is a wonderful area for all the family to gather around the fire during the winter, with plenty of room for your sofas and armchairs. The kitchen/breakfast room is another charming room, with a large bay window to the front, a great spot to have your breakfast table and chairs set up and to sit quietly in the morning before your day begins. The kitchen is extensively fitted with a good range of attractive units at both base and eye level, some integrated appliances, and there is lots of work top space available for your meal preparations. There is also a ground floor cloakroom to complete the rooms on this level. Heading up the stairs you will be greeted by a spacious landing area which leads to the four good sized bedrooms, three of which are large double rooms, the master bedroom having its own ensuite shower room, whilst the modern family bathroom, with his and her sinks, serves the remainder. Externally the secluded rear garden is of a good size and offers a real feeling of privacy and peace with fence surrounds, flower beds and mature trees and shrubs enclosing the lawn area. Commencing with a large patio area, this is the perfect place to set out your garden furniture and take your morning coffee or evening cocktail when the weather allows. To the front of the property the large shingled driveway provides space for a number of vehicles to park whilst additionally giving side access back to the rear.

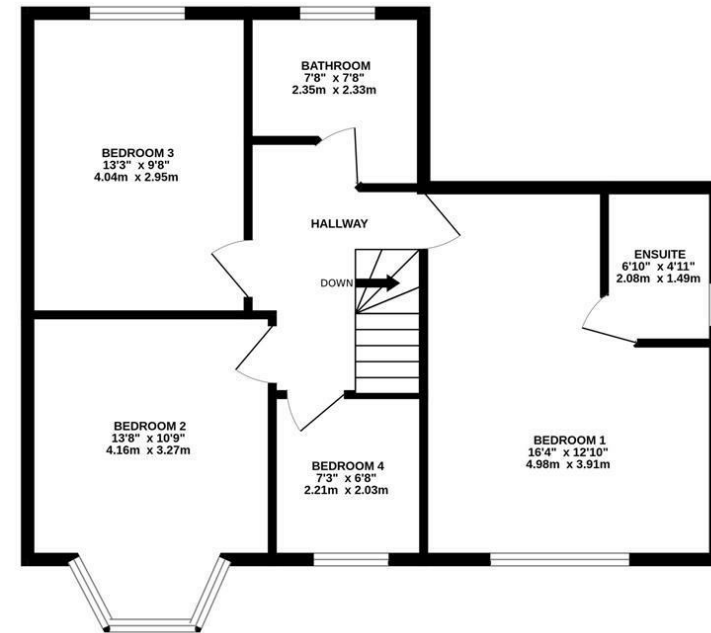




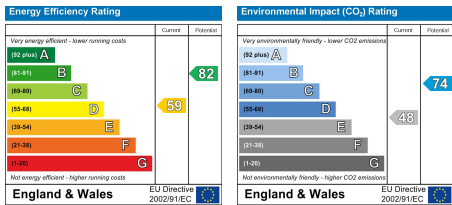
GROUND FLOOR  
664 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR  
642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 1306 sq.ft. (121.3 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: CMI 3 2AD

VIEWING:  
Strictly by prior arrangement with Keith Ashton Estate Agents

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)

