



**Keith  
Ashton**

Costead Manor Road,  
Brentwood



## 5 COSTEAD MANOR ROAD

Brentwood, CM14 4XU

Guide Price £575,000 - £625,000

\*\* GUIDE RANGE £575,000 - £625,000 \*\* We are pleased to bring to the market this stunning four bedroom semi-detached family home. Located just off Ongar Road, within a mile of Brentwood High Street. Brentwood Mainline Station is also within easy reach, offering excellent links into the city and west end via the Elizabeth Line. This property offers the perfect blend for family living and those needing to commute. There are four bedrooms, 2 family bath/shower rooms to the first floor. Whilst the ground floor offers a spacious living/dining room, a large kitchen, utility and further shower room. Throughout the property there are oak doors and skirtings complimented by oak architraves.

- FOUR BEDROOMS
- OFF STREET PARKING
- NO ONWARD CHAIN
- BEAUTIFUL LIVING/DINING ROOM
- INTEGRAL GARAGE
- CLOSE TO BRENTWOOD HIGH STREET
- LARGE REAR GARDEN
- BRENTWOOD MAINLINE TRAIN STATION NEARBY



## Description

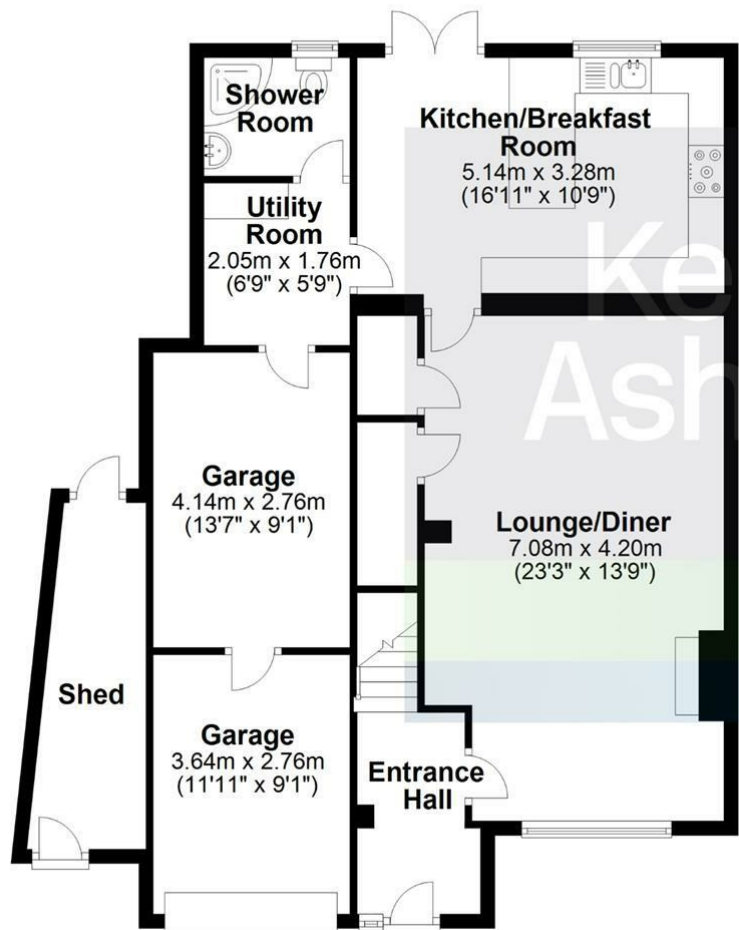
As you enter the property, you are greeted by a spacious living room, this versatile space is perfect for relaxation and entertainment, with ample room for a full dining suite, making it ideal for both casual family meals and formal gatherings. Adjoining the living room is a well-equipped kitchen, featuring wall and base units, ample worktop space and breakfast bar. The utility room gives access to both the integral garage and ground floor shower room.

Rising to the first floor there are four bedrooms, three of which are sizable double rooms, providing plenty of space for furnishings and storage with built-in wardrobes to all three. The additional single bedroom offers flexibility for use as a guest room, home office, or nursery. The family bathroom is well-appointed, featuring bath, wash hand basin set within a vanity unit and W.C along with a heated towel rail whilst the second bath/ shower room features a walk in shower, wash hand basin also set within a vanity unit, heated towel rail and W.C.

Externally, the front of the property has a brick paved driveway, offering off street parking for multiple vehicles and integral garage with remote operated roller shutter door. To the rear there is a well maintained garden, principally laid to lawn with well stocked shrubs to borders and spacious paved patio area, there is also a useful timber built storage shed to the side of the property offering through access with doors to front and rear.



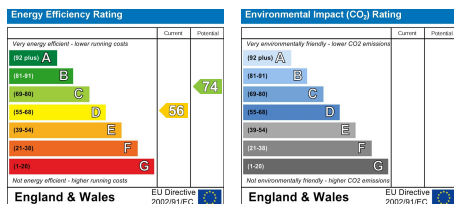
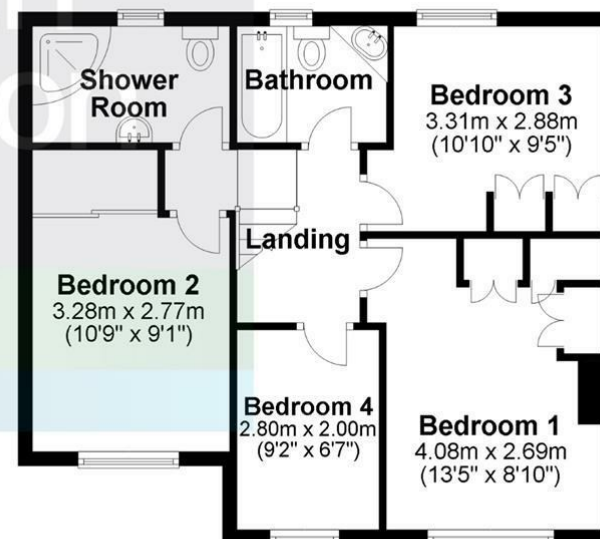
## Ground Floor



APPROX INTERNAL FLOOR AREA  
149 SQ M 1608 SQ FT  
INCLUDING GARAGE AND SHED

This plan is for layout guidance only and is  
**NOT TO SCALE**  
Whilst every care is taken in the preparation of  
this plan, please check all dimensions, shapes &  
compass bearings before making any decisions  
reliant upon them.  
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## First Floor



### SERVICES:

Local Authority: Brentwood  
Council tax band: D  
Post code: CM14 4XU

### 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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