



**Keith
Ashton**

Linkway Road,
Brentwood



3 LINKWAY ROAD Brentwood, CM14 4QB

Guide Price £750,000

With excellent potential for modernisation and with plenty of scope to extend (stpp) is this detached family home which sits on a generously sized plot on the sought-after 'Homestead Estate'. Conveniently situated, interested parties will note that the property is within the catchment area of St Peters Church of England School, and in easy reach of A12, M25 & A127 as well as Brentwood's Elizabeth Line Station just a short 5-minute drive away. Alternatively, Shenfield Station is just 2.7 miles from the property with services to London's West End. The property offers three double bedrooms and a family bathroom on the first floor, whilst the ground floor layout includes a spacious open plan living / dining area, kitchen and ground floor w.c. An 'in' and 'out' driveway to the front offers ample off-street parking and there is also an attached, double length garage. A good-sized, rear garden offers a good degree of privacy with mature trees and shrubs planted to the borders. Coming to the market with NO ONWARD CHAIN, viewers are urged to view at their earliest convenience to avoid disappointment.

- THREE DOUBLE BEDROOMS
- EXCELLENT POTENTIAL FOR IMPROVEMENT & EXTENSION (STPP)
- OPEN PLAN LIVING / DINING ROOM
- FITTED KITCHEN
- GROUND FLOOR CLOAKROOM
- MATURE, SECLUDED REAR GARDEN
- DOUBLE LENGTH GARAGE
- NO ONWARD CHAIN



Description

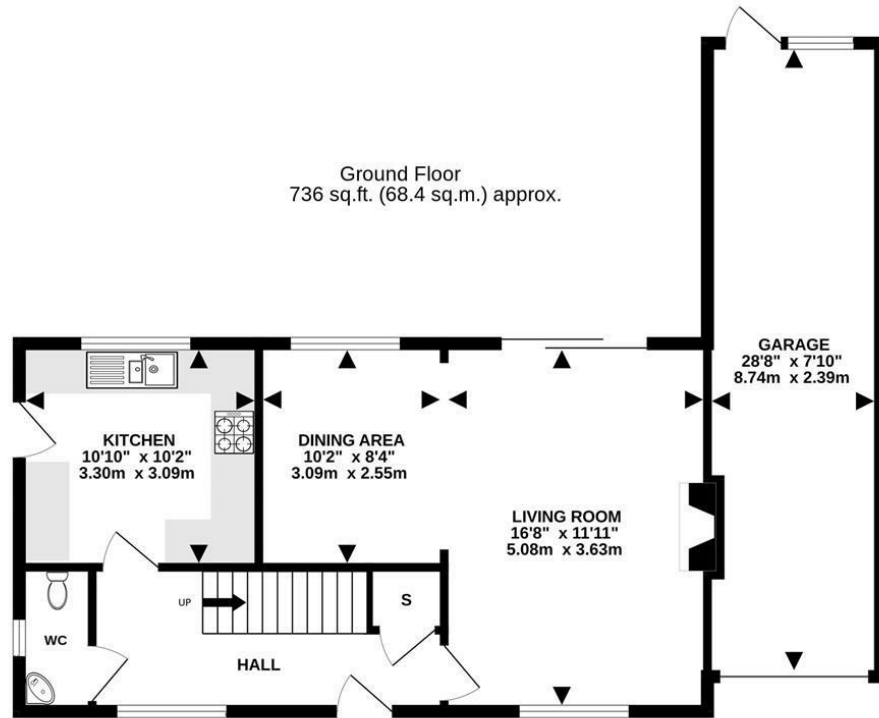
Steps up to the front door with half-glazed lead light window which opens into a spacious hallway with storage cupboard and stairs rising to the first-floor level. There are doors into the living room, kitchen and into a ground floor cloakroom, fitted with w.c. and wash hand basin. There is a large living / dining room with defined areas for relaxing and dining, and from the living room area there are sliding patio doors which open onto the rear garden. The kitchen has fitted, wood-effect wall and base units which include an integral oven with hob and extractor, and there is ample space for additional freestanding appliances. There is further access into the garden, at the side, from the kitchen.

Rising to the first floor you will find three, double bedrooms all with built-in storage, all bedrooms have views over the garden to the rear, with master bedroom benefitting from a double aspect with a window to the front aspect also. Finishing the accommodation on this level, is a family bathroom.

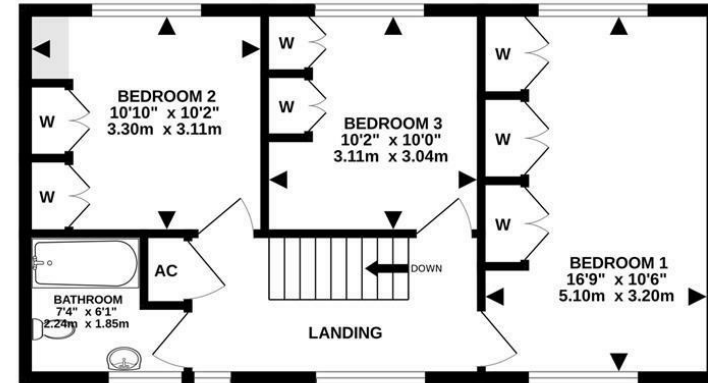
Externally, a lovely mature garden sits to the rear of the property. The garden commences with a paved patio which leads into neat lawns and the borders are planted with a selection of trees and shrubs which offer a good amount of privacy from neighbouring properties. There is ample parking at the property by way of an 'in' and 'out' driveway PLUS a double length garage which has pedestrian access into the rear garden. As previously mentioned, the property has excellent potential to extend to the side over the garage or to the rear (stpp) which makes this an excellent opportunity to turn this into a fabulous family home in a much sought after location.



Ground Floor
736 sq.ft. (68.4 sq.m.) approx.



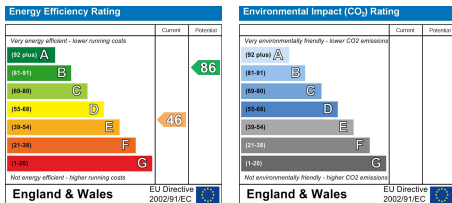
1st Floor
518 sq.ft. (48.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1254 sq.ft. (116.5 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: F
Post code: CM14 4QB

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

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