



Keith  
Ashton

Brentwood Road, Ingrave  
Brentwood



## 83 BRENTWOOD ROAD

£625,000

Ingrave Brentwood, CM13 3NU

Impressive four-bedroom semi-detached family home situated in the sought-after village of Ingrave on the outskirts of Brentwood, offering easy access to local railway stations including Shenfield, Brentwood and West Horndon, all being just a short drive from the property. Ingrave Johnstone C of E primary school is within walking distance, as is the beautiful Thorndon Country Park, and Ingrave Common, which is home to Herongate and Ingrave Cricket Club. Set over three levels the property offers spacious living accommodation of just over 1300 sq. ft. along with a well-maintained garden and detached garage to the rear and off-street parking to the front.



## Description

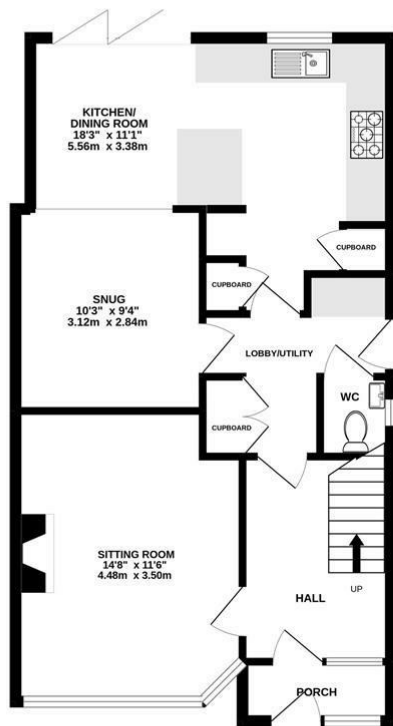
A porch to the front gives access into the entrance hall with stairs rising the first floor. There is an inner lobby off the hallway which offers useful storage cupboards, and a utility area with plumbing for washing machine and tumble dryer. In the lobby there is a door to a ground floor w.c with low flush toilet and wash hand basin, and a further door giving access to the side of the property and into the garden. The main sitting room has a feature log burning stove and large window overlooking the front garden. A beautiful kitchen / diner which spans the entire width of the property offers a wonderful space for entertaining or for a family to come together. The dining area is open plan to a 'snug' room which can also be accessed from the inner lobby, and has bi-folding doors offering access into the rear garden. The kitchen is fitted in a good-range of 'Shaker' style wall and base units and includes integrated appliances and a peninsular breakfast bar.

Rising to the first floor you will find a spacious three-piece bathroom with oval bath, and w.c. and wash hand basin set into a vanity unit. The bathroom is fully tiled in modern ceramics. Also, to this level there are three good-sized bedrooms, with a further master bedroom located on the second floor. The master bedroom has eaves storage and an en-suite shower room, and has wonderful views to the rear.

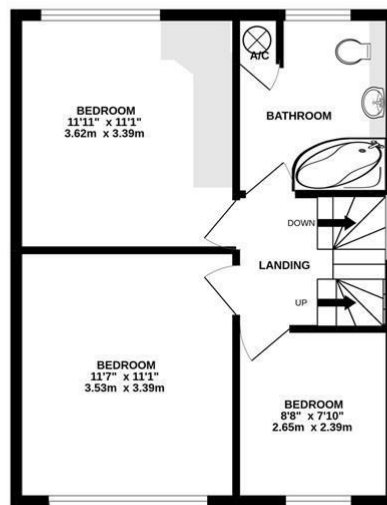
Externally, the property has a lovely well-tended rear garden commencing with a terrace area which leads into neat lawns. Within the garden there is a garden cabin ideal for home office or gym. There is pedestrian access at the bottom of the garden to a detached garage, with additional off-street parking to the front of the property on a block paved driveway.



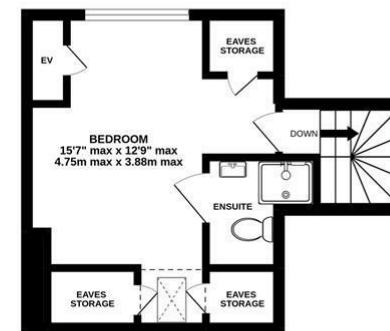
GROUND FLOOR  
628 sq.ft. (58.4 sq.m.) approx.



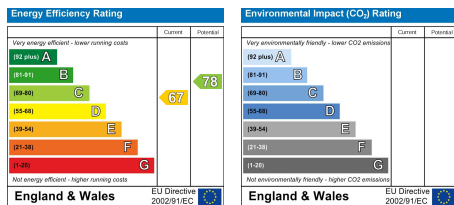
1ST FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



2ND FLOOR  
232 sq.ft. (21.6 sq.m.) approx.



TOTAL FLOOR AREA : 1327 sq.ft. (123.3 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: CM13 3NU

**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)