



**Keith  
Ashton**

Cricketers Row, Herongate  
Brentwood





## 6 CRICKETERS ROW

Herongate Brentwood, CMI3 3QA

\*\* GUIDE PRICE £350,000 - £400,000 \*\* Benefitting from two double bedrooms, a spacious lounge and a long rear garden we are delighted to bring to market this extended, mid terrace cottage, which is located along a quiet turning in the heart of sought-after Herongate Village. Viewers will note that the property is within walking distance of Ingrave Johnstone Primary School, popular village pubs and the beautiful Thorndon Country Park. For applicants looking at Secondary School options and mainline train services into London, Brentwood and Shenfield town centres are within a short drive, as is West Horndon Village with its C2C line with trains into Fenchurch Street.

- TWO DOUBLE BEDROOMS
- MID TERRACE COTTAGE
- NEWLY FITTED BOILER
- EXTENDED TO THE REAR
- GROUND FLOOR BATHROOM
- LONG GARDEN
- QUIET TURNING IN HERONGATE VILLAGE
- CLOSE TO WEST HORNDON, BRENTWOOD & SHENFIELD TRAIN STATIONS

Guide Price £350,000





## Description

Entering the property, you find yourself immediately in the spacious lounge with wood effect laminate flooring, a feature red-brick fireplace and circular stairs to one corner of the room which rises to the first-floor level. The lounge opens into an inner hallway where you will find doors into the kitchen and into the bathroom. The bathroom is fully tiled and is fitted with a panelled bath, close coupled w.c. and a wash hand basin set into a white vanity unit. Sitting at the back of the property and forming part of the extension (along with the lobby and bathroom) there is a well-fitted kitchen with light wood effect wall and base units, and integrated appliances which include, oven, gas hob with extractor above and fridge/freezer, and there is space for a freestanding washing machine. From the kitchen you have access into the rear garden.

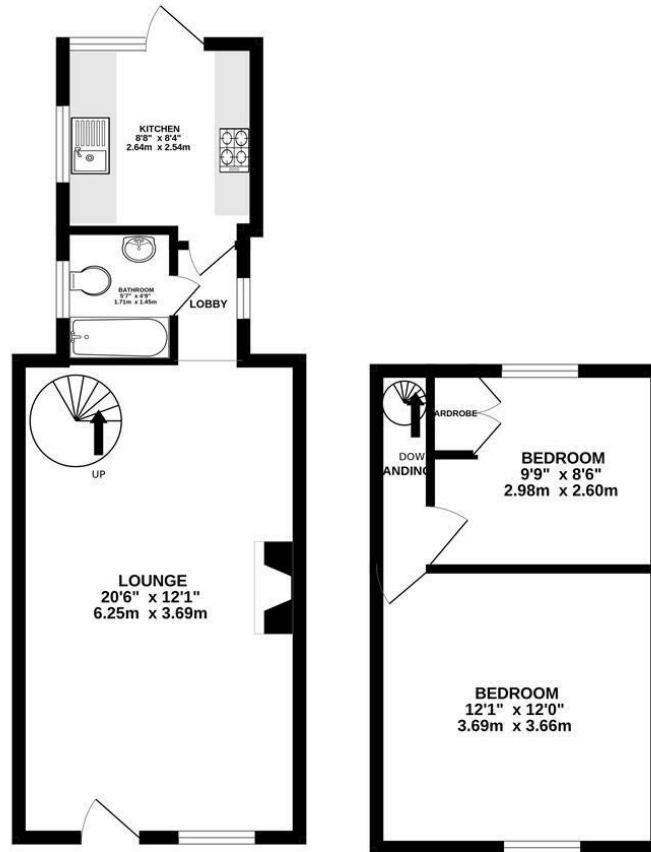
Rising to the first floor a small landing gives access into both bedrooms, which are both well-proportioned and of double size. The main bedroom has a window to the front aspect, whilst the second overlooks the garden to the rear. Both bedrooms also have built-in or fitted storage.

Externally, there is a long rear garden which commences with a paved patio leading into lawn with high fenced borders providing a degree of privacy. To the bottom of the garden there is a further paved area which provides space for a timber framed shed which will remain.

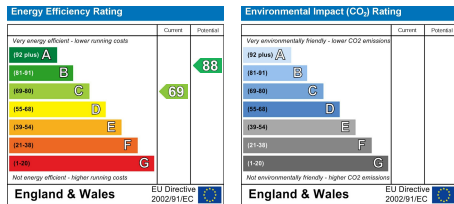


GROUND FLOOR  
352 sq.ft. (32.7 sq.m.) approx.

1ST FLOOR  
248 sq.ft. (23.1 sq.m.) approx.



TOTAL FLOOR AREA : 600 sq.ft. (55.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**SERVICES:**

Local Authority: Brentwood  
Council tax band: D  
Post code: CM13 3QA

**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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Village Office  
Tel. 01277 375757

Lettings Office  
Tel. 01277 202200

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