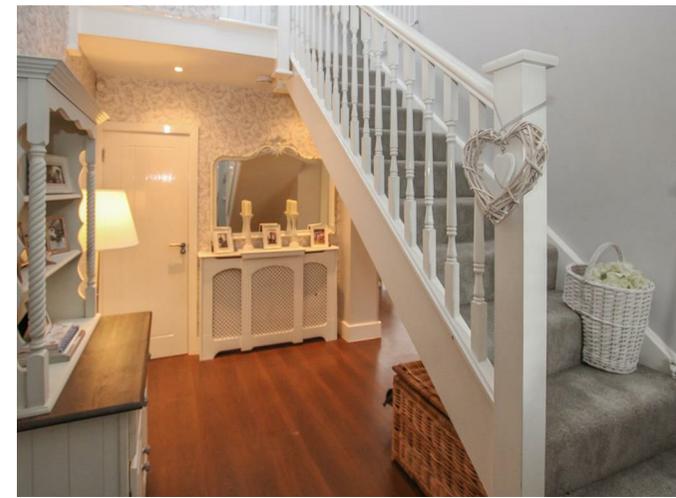




Keith  
Ashton

Running Waters,  
Brentwood



## 2 RUNNING WATERS

Brentwood, CMI 3 2AP

**\*\*GUIDE PRICE £475,000 - £500,000\*\*** We are delighted to offer for sale this stylish three bedroom family home which is situated in a popular location is within easy reach of both Brentwood and Shenfield Town Centres and Stations. The property has been beautifully decorated throughout and benefits from an attractive open plan kitchen/diner, an en-suite to the master bedroom and a useful utility room. It has off street parking to the front and is being offered with no onward chain.

- Well presented family home
- Three double bedrooms
- En-suite to master bedroom
- Open plan kitchen/diner
- Ground floor cloakroom
- Attractive lounge
- Convenient location
- No onward chain



## Description

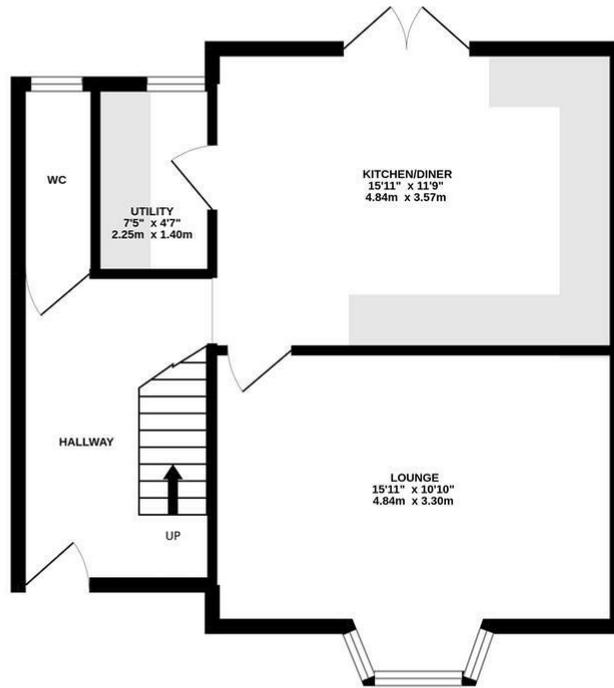
A welcoming entrance hall with stairs to the first floor gives access to the ground floor cloakroom and stylish open plan kitchen/diner to the rear of the property. This is a most attractive area with patio doors overlooking and leading to the garden. There is an excellent range of contemporary eye and base level units, set in a contrasting worktop, with built in appliances. There is also a useful small central island. A door leads to the separate fitted utility room, with spaces for washing machine and tumble dryer and a window to the rear. The lovely well proportioned lounge is to the front of the property and has a bow window allowing plenty of natural light. Upstairs you will find three double bedrooms, with the master benefiting from an en-suite shower room and a family bathroom with a three piece white suite and window to the rear.

The largely overlooked rear garden measures approximately 59' x 25' and commences with a patio area with steps leading to a neat lawned area, with fencing to boundaries. To the front there is off street parking, with a lawn to the side.

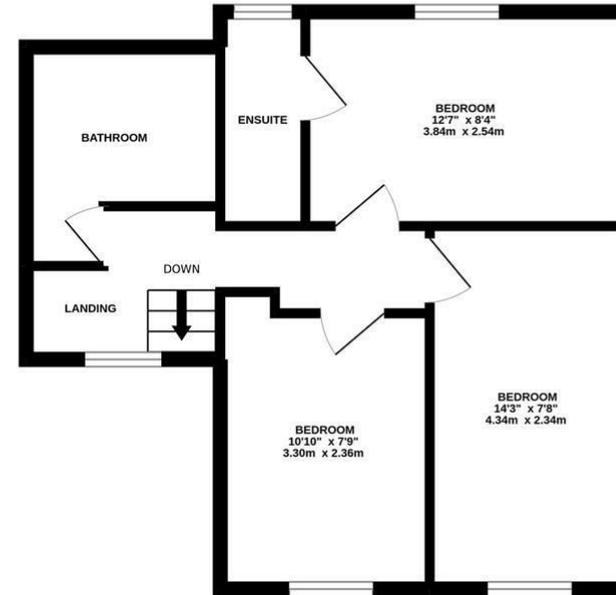
Conveniently located for both Brentwood and Shenfield towns and stations, offering fast connections to London, this lovely family home has the beautiful Thorndon Country Park on its doorstep offering miles of walks, bridal ways and cycle routes to explore. It is ideal for families with highly regarded schools nearby, including the popular St Martins School and has the added benefit of being offered for sale with no onward chain.



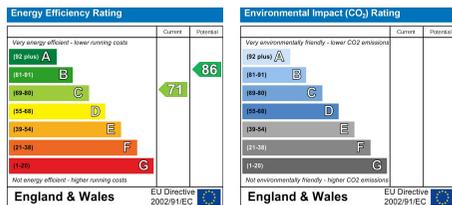
**GROUND FLOOR**  
513 sq.ft. (47.7 sq.m.) approx.



**1ST FLOOR**  
448 sq.ft. (41.6 sq.m.) approx.



**TOTAL FLOOR AREA : 962 sq.ft. (89.3 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 2AP

**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)

**Brentwood**  
Tel. 01277 260858

**Village Office**  
Tel. 01277 375757

**Lettings Office**  
Tel. 01277 202200

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