







## 176 INGRAVE ROAD

Brentwood, CM13 2AG

Nestled along the sought-after Ingrave Road, this detached bungalow sits on a generous plot and boasts a spacious layout. With a well-proportioned kitchen, lounge, family room, and three double bedrooms, the property offers an exceptional opportunity to create a stylish and contemporary family home with great potential for extension (stpp).

Perfectly positioned within easy reach of Brentwood High Street and mainline station—offering excellent transport links into London and beyond—this home is also ideally located for access to highly regarded local schools. Backing directly onto King George's Playing Fields, it offers an idyllic setting for family life, blending comfort, convenience, and future potential.

- OFFERED WITH NO ONWARD CHAIN
- DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- GENEROUS PLOT
- EASY REACH OF BRENTWOOD STATION
- ST MARTINS SECONDARY SCHOOL CATCHMENT
- BACKING KING GEORGES PLAYING FIELDS
- GREAT POTENTIAL TO EXTEND (STPP)





## Description

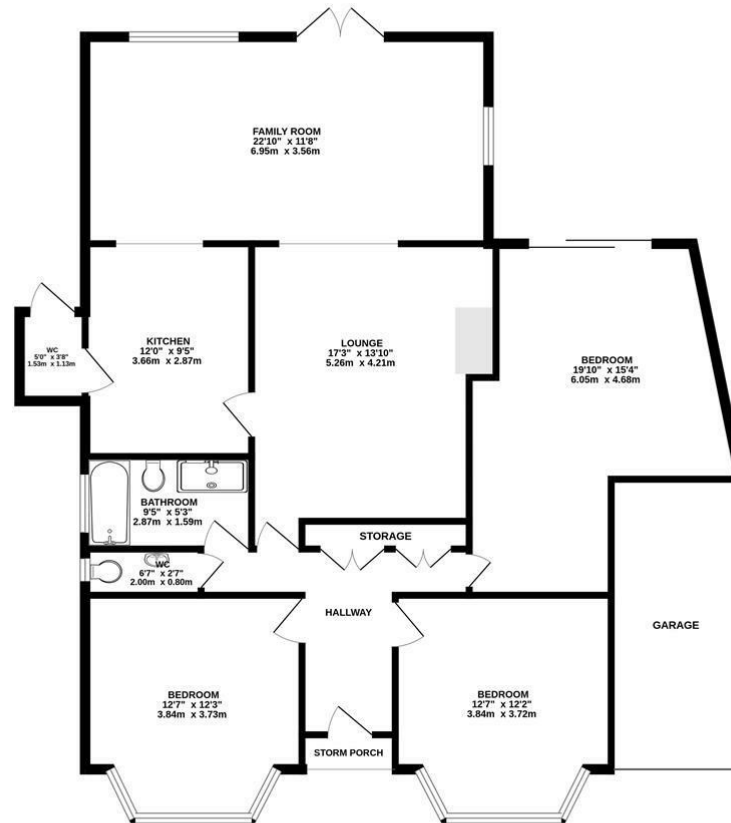
The internal layout commences with an entrance hall that gives access to all rooms. At the front of the property are three generously sized double bedrooms, while the rear of the home features a bright and spacious open-plan kitchen and family area, flowing seamlessly into a comfortable lounge. The well-equipped kitchen offers a range of eye and base-level units and enjoys an abundance of natural light, with doors opening directly onto the rear garden. A separate bathroom and WC complete the accommodation.

Outside, the south-west facing rear garden begins with a paved patio—perfect for outdoor entertaining—and extends to a generous lawn bordered by mature shrubs, creating a tranquil and private retreat that backs directly onto King George's Playing Fields. To the front, a sweeping carriage driveway provides ample off-street parking for multiple vehicles and gives access to the home's garage.

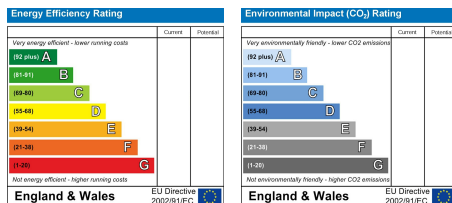




GROUND FLOOR  
1411 sq.ft. (131.1 sq.m.) approx.



TOTAL FLOOR AREA: 1411 sq.ft. (131.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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**SERVICES:**

Local Authority: Brentwood  
Council tax band: F  
Post code: CM13 2AG

**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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