



Keith  
Ashton

Brentwood Road, Herongate  
Brentwood





# 225 BRENTWOOD ROAD

## Herongate Brentwood, CM13 3PL

£1,350,000

We are delighted to present this charming, detached family home, ideally located in the highly sought-after village of Herongate. Available with no onward chain, the property offers generous and versatile living accommodation, featuring four/five bedrooms, two bathrooms, and a spacious garden.

Perfectly positioned within walking distance of local shops, everyday amenities, and traditional country pubs, the home also benefits from easy access to excellent schools, including the well-regarded Ingrave Johnstone Primary. Surrounded by picturesque parks and scenic woodlands, this property enjoys an idyllic setting that combines village charm with family convenience.

IMPRESSIVE DETACHED FAMILY HOME

CLOSE TO INGRAVE JOHNSTONE PRIMARY  
SCHOOL

GENEROUS GROUND FLOOR LIVING SPACE

NO ONWARD CHAIN

FOUR BEDROOMS

PARKS AND WOODLANDS NEARBY

LARGE REAR GARDEN

VILLAGE LOCATION







## Description

The internal accommodation opens with a welcoming entrance hall, setting the tone for the character and charm found throughout. To the left, a country-style kitchen is fitted with eye and base-level units, complemented by a charming gas fired Aga. From here, there is access to a practical utility room and butler's pantry, as well as sliding doors leading directly into the garden room.

To the right of the entrance, an elegant dining room enjoys a dual-windowed frontage and flows seamlessly into a bright and spacious sitting room. This inviting space features a log burner, dual rear-facing windows overlooking the garden, and double doors opening onto the delightful garden room—bathed in natural light and offering the perfect spot to relax while taking in views of the garden. A convenient cloakroom completes the ground floor.

Upstairs, the principal bedroom is a generously sized double positioned to the rear of the property, boasting dual-aspect windows, a walk-in dressing room (which could easily be converted back to a fifth bedroom), and a spacious four-piece ensuite bathroom. Three further well-proportioned bedrooms are served by a family bathroom.

Externally, the rear garden offers a wonderful blend of formal landscaping and natural woodland, providing both beauty and tranquillity. It begins with a paved patio area, perfect for outdoor entertaining or al fresco dining, which leads onto a neatly kept lawn framed by established planting. Beyond the lawn, the garden transitions into a more natural setting of private wooded area. To the front, a shingle driveway provides ample off-street parking and leads to two separate garages.

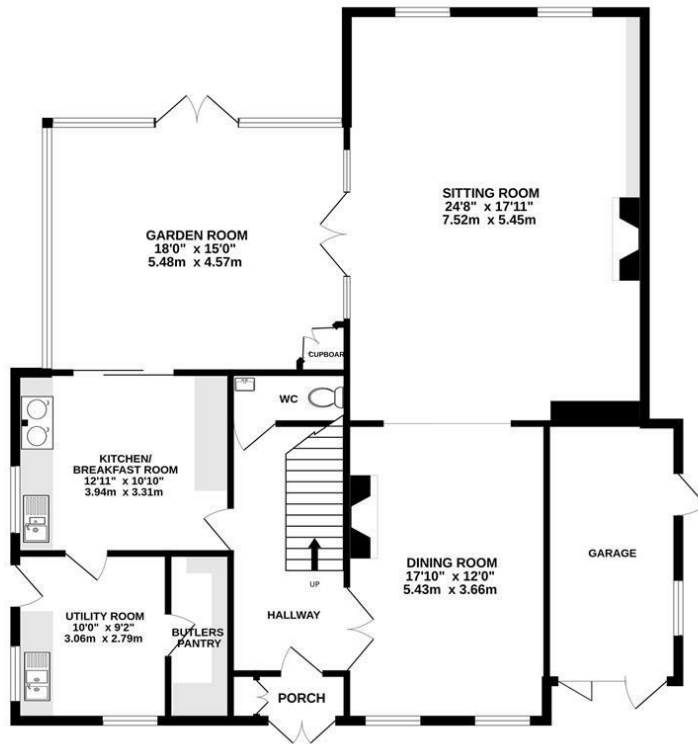




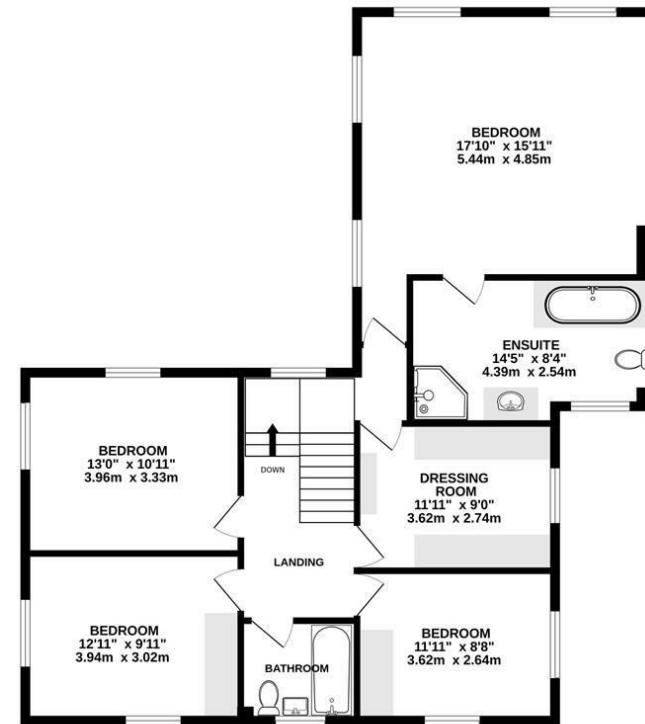




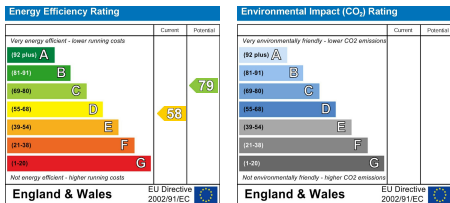
GROUND FLOOR  
1440 sq.ft. (133.7 sq.m.) approx.



1ST FLOOR  
1058 sq.ft. (98.3 sq.m.) approx.



TOTAL FLOOR AREA : 2497 sq.ft. (232.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**SERVICES:**  
Local Authority: Brentwood  
Council tax band: G  
Post Code: CM13 3PL

**VIEWING:**  
Strictly by prior arrangement with Keith Ashton Estate Agents

**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)

