



**Keith  
Ashton**

Nine Ashes Road, Stondon Massey  
Brentwood





## 45 NINE ASHES ROAD

Stondon Massey Brentwood, CM15 0EL

Guide Price £825,000

Sitting on a wide corner plot, with in and out driveway providing excellent off-street parking for several cars is this extended, four-bedroom detached house in a sought-after location and overlooking farmland to the front aspect. This lovely family home has spacious and well-proportioned rooms throughout, totaling over 1700 sq.ft, including three reception rooms, separate utility, ground floor w.c. and en-suite shower rooms to two of the bedrooms. There is an easy to maintain West facing rear garden with neat lawn and 'Indian Sandstone' paved patio and pathways, and there is useful vehicular access into the garden via double, wooden gates to the side. Within walking distance is the popular of the property is the family run 'Bricklayers Arms' public house, village green where they hold the annual village fete, Stondon Massey Village Hall and St Peter & St Paul Church. A good selection of local shops, including Tesco Express can be found in Doddinghurst Village, which is a little over 1.5 miles away, with high street shopping and mainline train services into London being just under 6 miles away.

FOUR GOOD-SIZED BEDROOMS

EN-SUITE SHOWER ROOMS TO BED 1 & 2

FULLY TILED FAMILY BATHROOM

LIVING ROOM & DINING ROOM

KITCHEN/BREAKFAST ROOM WITH SEPARATE UTILITY

STUDY 10'7 X 10'6

GROUND FLOOR CLOAKROOM

EXCELLENT OFF STREET PARKING







## Description

A spacious entrance hall with stone tiled flooring has stairs rising to the first floor with a handy storage cupboard under the stairs. From the hallway there is access into the study, living room and kitchen/breakfast room. The tiled flooring extends into a spacious kitchen/breakfast room, measuring 22'8 x 13'10, where you will find that it has been fitted in an extensive range of white wall and base units with granite work surface over and includes a breakfast bar with seating for five. Integrated appliances include double ovens, five-ring gas hob with extractor above, built-in microwave, wine cooler and space for an American style fridge freezer. There is further space for appliances in a separate utility room off the kitchen which also has access into the ground floor cloakroom. The property boasts three reception rooms; a large living room 19'8 x 16'4, study and a dining room which is open to one end of the kitchen/breakfast room. Both the study and the living room have windows which overlook the front of the property, both rooms are bright and well proportioned. The central feature of the living room is the stone fireplace with media wall above. The dining room is also of a good size, giving ample room for a family sized dining table and chairs. There are matching double doors from both the dining room and kitchen/breakfast room which give access into the rear garden.

Rising to the first-floor level there is a good sized and naturally bright landing which has a feature arched, leaded window to one end. All four bedrooms are again of good measurements, three have built in storage cupboards, and all have ample space for fitted or free-standing bedroom furniture. The master bedroom and bedroom two both have access into their own separate, en-suite shower rooms and there is also a fully tiled family bathroom on this level.

A West facing rear garden is easy to maintain, with Indian Sandstone patio and pathways and a neat, sleeper edged lawn. On lovely sunny days you can enjoy the sunshine through the afternoon and into the early evening. Double wooden gates (accessed from Soames Mead) give vehicular access to the garden, and there is excellent off-street parking to the front of the house on a large shingle 'in' and 'out' driveway. There is also handy pedestrian access from the front through to the rear.

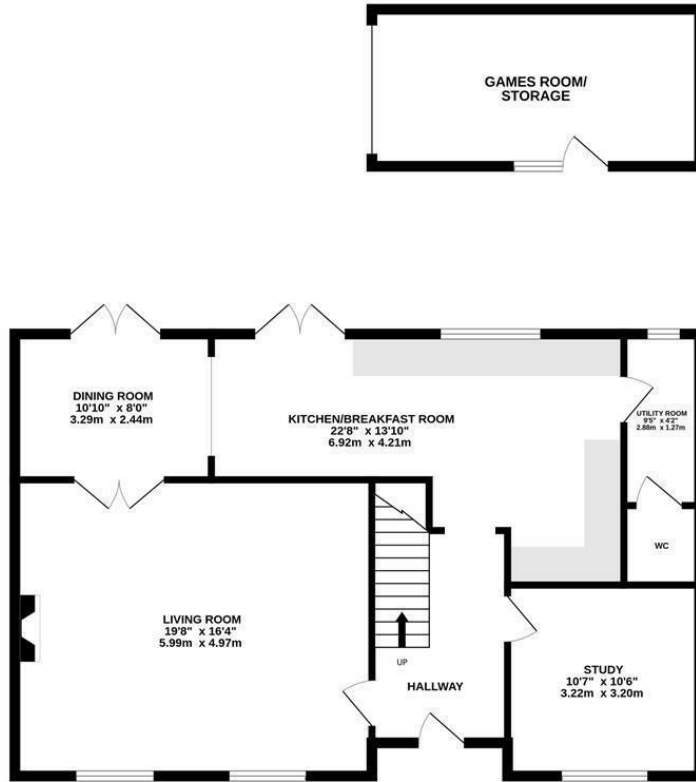




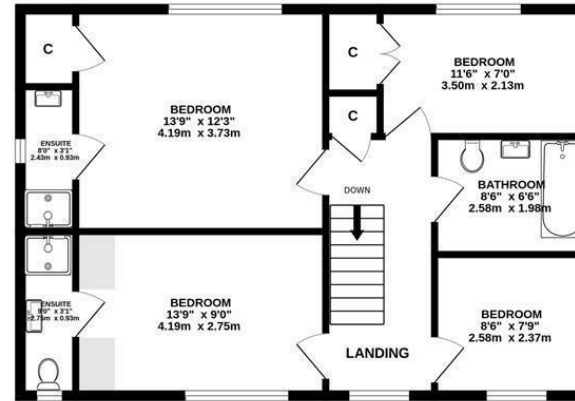




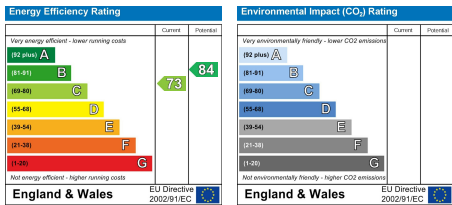
**GROUND FLOOR**  
1054 sq.ft. (97.9 sq.m.) approx.



**1ST FLOOR**  
665 sq.ft. (61.8 sq.m.) approx.



**TOTAL FLOOR AREA : 1719 sq.ft. (159.7 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: CM15 0EL

**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 375757 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)

