



Keith
Ashton

Nine Ashes Road, Blackmore
Ingatstone



LANGLAND NINE ASHES ROAD

Blackmore Ingatestone, CM4 0QW

Guide Price £725,000

Situated in Nine Ashes Road, and being close to the centre of the much sought-after Blackmore Village is this beautifully maintained, four, double bedroom detached family home, set well back from the road and with an attractive kerb appeal, including a large block paved driveway proving excellent parking for several vehicles. The property benefits from two reception rooms, plus a study, useful for those looking to work from home, and there is a large kitchen / diner fitted with a stylish and extensive range of black, high gloss wall and base units. Anyone visiting Blackmore Village for the first time will notice that it has lots to offer, with a great selection of local amenities, including convenience store and post office, popular Leather Bottle pub, and Blackmore Village Tea Rooms, along with Blackmore Primary School. A larger selection of high street shops, secondary schools and train services into London can be found in Brentwood Town Centre, all within a short drive.

FOUR DOUBLE BEDROOMS
SEPARATE STUDY

SPACIOUS DETACHED FAMILY HOME
MODERN KITCHEN / DINER 29'4 IN
LENGTH

SOUGHT AFTER BLACKMORE VILLAGE
EXCELLENT PARKING PROVIDED

TWO RECEPTION ROOMS
GROUND FLOOR CLOAKROOM



A spacious hallway includes a handy storage cupboard and stairs which rise to the first-floor level. There is a ground floor cloakroom which has been fitted in a modern white suite, comprising of a low level w.c. and a wash hand basin. The property has two spacious reception rooms; a bright and spacious lounge, neutrally decorated and with double doors to the rear, opening to the garden. There is a feature fireplace with marble inset and hearth as a focal point in this room. A further sitting room has a double aspect, with windows to the front and side and there is a full height cupboard providing further storage options. For applicants looking to work from home there is a separate study, which could also be utilised as a children's playroom or snug if desired. A superb range of stylish, black high gloss, wall and base units have been fitted in the kitchen/diner, with modern wood effect work surfaces over. The kitchen/diner is some 29'4 in length and provides ample space for all appliances, including a Range style cooker with extractor above. There is further access into the rear garden from the kitchen.

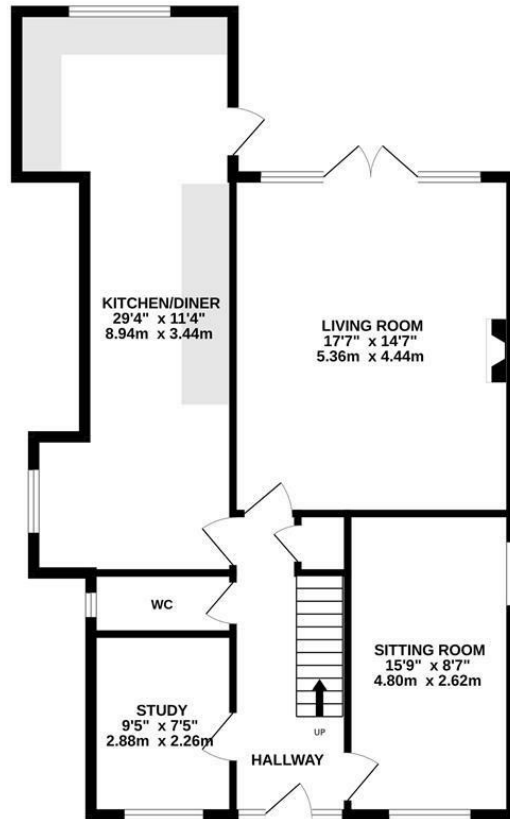
A first-floor landing has doors to all rooms. The property has four bedrooms which are of good-proportions and are all double size. Three of the bedrooms have built-in storage and there is ample space in the remaining bedroom for free standing furniture. Also on this level is a beautifully tiled, family shower room which includes attractive quartz tiled flooring and modern tiling to the walls. The shower room is of good-sized and comprises of a shower cubicle, pedestal wash hand basin and a close coupled w.c.

There is an easy to maintain rear garden with screening conifers at the bottom of the garden and there is a neat brick edged lawn and paved patio area to the immediate rear of the house. A timber shed will remain, providing handy outside storage and there is side pedestrian access through to the front garden where you will find a lovely block paved driveway that allows for excellent parking for several vehicles. The remainder of the front is laid to neat brick edged lawn and flower beds planted with low level shrubs.

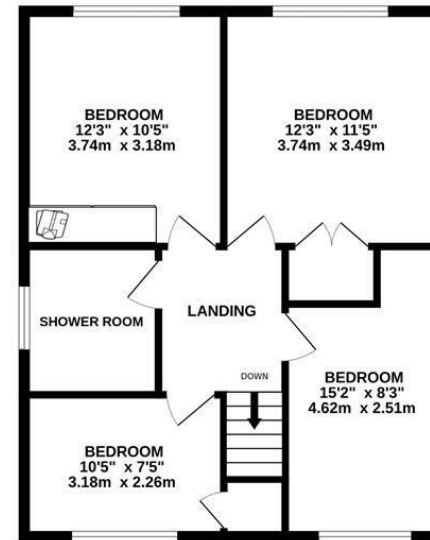




GROUND FLOOR
852 sq.ft. (79.2 sq.m.) approx.

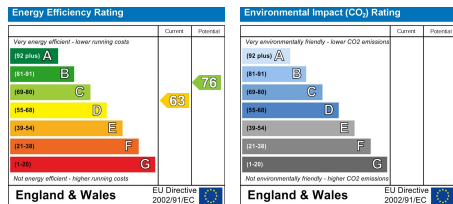


1ST FLOOR
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA: 1452 sq.ft. (134.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only.
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SERVICES:
Local Authority: Ingatstone
Council tax band: F
Post Code: CM4 0QW

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

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



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