



Keith  
Ashton

Navestockside Cottages,  
Brentwood





## 15 NAVESTOCKSIDE COTTAGES

Brentwood, CM14 5SD

Set in rural Navestockside is this three bedroom semi-detached property (with approved planning permission) which has far-reaching views to the rear over fields and picturesque views to the front overlooking the cricket field. With no onward chain, this welcoming home has two reception rooms, kitchen, utility room, ground floor cloakroom and handy storage room downstairs. The Approved Planning Permission for a large 4th bedroom downstairs with en-suite and utility room. Upstairs are three good-sized bedrooms and a fabulous four-piece family bathroom. Although semi-rural, the property has easy access to Shenfield, Brentwood and Harold Wood Stations as well as Ongar and Brentwood High Streets. Potential purchasers will be glad to know that there has been planning permission passed for a single-storey side and rear extension that would comprise a large fourth bedroom with en-suite as well as a utility room: Planning Ref: 22/00419/HHA. No Onward Chain.

NO ONWARD CHAIN

PLANNING PERMISSION - 22/00419/HHA

THREE BEDROOMS

BACKING FIELDS

SEMI-DETACHED

OPPOSITE VILLAGE CRICKET FIELD

Guide Price £750,000

TWO RECEPTION ROOMS

FIRST FLOOR BATHROOM / GROUND FLOOR WC





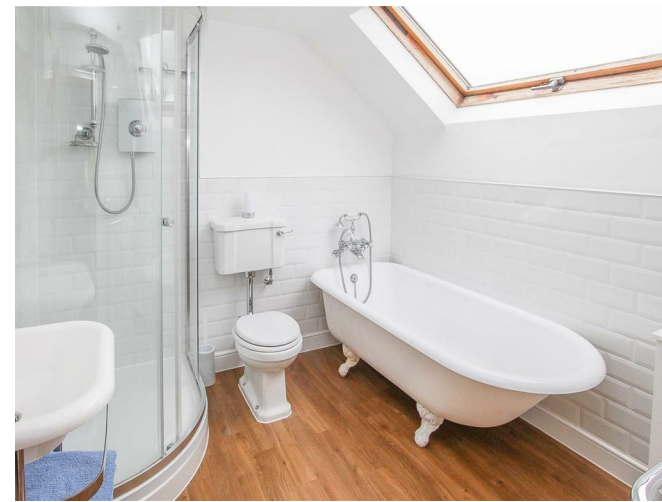


## Description

As you enter into the hallway, you are greeted with a warm and cosy feel with a red quarry-tiled floor that runs from the hallway through to the kitchen. There is a ground-floor WC, a utility room and a light and airy lounge to the front with wooden floor and ample light provided by three windows. There is a cast iron Victorian fireplace with ornate tiles and wooden mantle over. To the right of the fireplace is a nook with a storage cupboard under. The kitchen is fitted with 'Shaker' style units and a Rayburn oven creating the homely cottage feel. Stairs lead up to the first floor and a door leads into the spacious dining room which has a vaulted ceiling, French doors to the rear give access out to the garden and adjoining the dining room is a handy Storage/Utility room.

To the first floor are three bedrooms. The main bedroom has a window to the front aspect, bedroom two has a window to the rear with far-reaching views over stunning countryside; there are two fitted wardrobes in this room and an airing cupboard. The third bedroom has a window to the front overlooking the cricket field. The family bathroom is fitted with a superb white four-piece suite comprising of: corner shower cubicle, ball and claw bath, sink and toilet, tiled with white tiles.

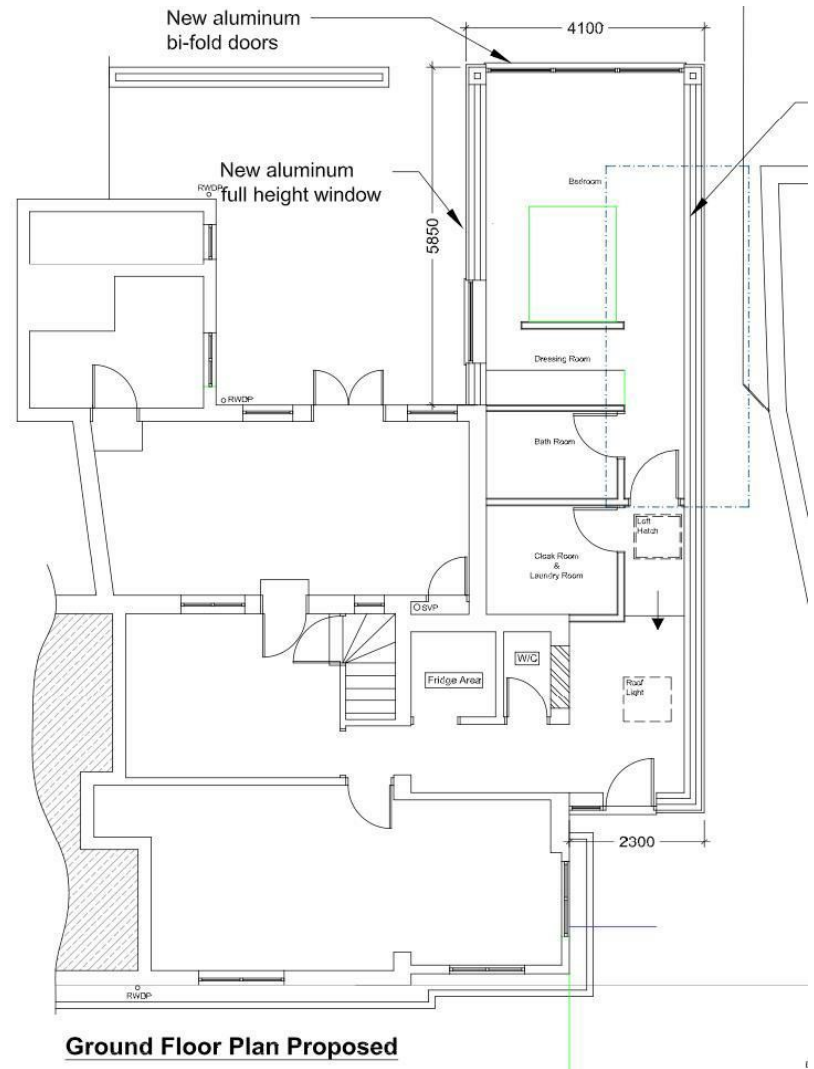
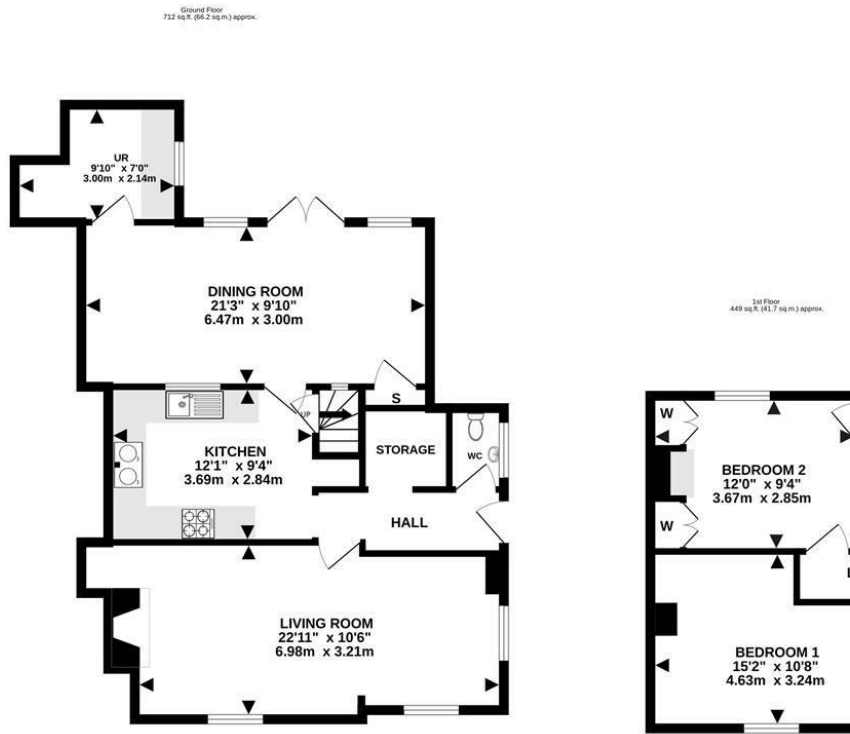
Externally, the property has a large garden which commences with a brick-built patio and the remainder being laid to lawn with mature trees and shrub borders. There are far-reaching views over the stunning countryside to the rear. A large outbuilding is at the bottom of the garden measuring 25'11 x 14'1 which is ideal for a home office or cinema room. Further seating area at the bottom of the garden. To the front of the property, there is a gravel driveway providing ample parking and access to the garage.











epcsinessex

TOTAL FLOOR AREA : 1675 sq.ft. (155.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here of doors, windows, rooms and any other items are approximate and no responsibility is taken for omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested as to their operability or efficiency can be given.  
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**Ground Floor Plan Proposed**

Energy Efficiency Rating	
Current	Potential
A	B
B	C
C	D
D	E
E	F
F	G

Current: 48, Potential: 60

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	B
B	C
C	D
D	E
E	F
F	G

SERVICES:  
Local Authority: Brentwood  
Council tax band: E  
Post Code: CM14 5SD

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)



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