



Keith  
Ashton

River Court, Mountnessing  
Brentwood





## 3 RIVER COURT

Mountnessing Brentwood, CM15 0FG

Guide Price £620,000

Built in 2017 and being one of the original show homes on the modern 'River Court' development is this four bedroom, link-detached house which has been beautifully maintained and has an easy to maintain garden to the rear and over 1400 sq.ft of living space. Located in the pleasant village of Mountnessing, you will find that the property is within easy reach of Ingatestone village which is home to several boutique shops, restaurants, post office and supermarkets, and interested parties looking at schooling options will be keen to learn that there are several well-regarded schools, both primary and secondary within easy reach also. For commuters, Brentwood and Shenfield mainline train services into London are just a short drive of under 3 miles from the property.

FOUR SPACIOUS BEDROOMS  
SEPARATE & SPACIOUS LIVING ROOM

EN-SUITE SHOWER ROOM TO MASTER BEDROOM  
EASY TO MAINTAIN LANDSCAPED REAR GARDEN

FABULOUS KITCHEN / FAMILY ROOM  
OFF STREET PARKING TO THE FRONT

SEPARATE UTILITY ROOM  
GROUND FLOOR CLOAKROOM







## Description

This lovely home has a pleasant kerb appeal with stylish dark wood cladding and red brickwork to the exterior and a neat block paved frontage. Entering the property, you find yourself in a bright hallway with stairs rising to the first floor and doors into the living room, kitchen/family room and into a modern ground floor cloakroom. There is a large storage cupboard located under the staircase. The living room which sits at the front of the property is a comfortable room, decorated in neutral tones, perfect for relaxing and unwinding at the end of the day. Spanning the width of the property to the rear you have a wonderful kitchen / family room, this is a lovely space for the family to gather and makes a great room for entertaining guests. The kitchen area has been fitted in a range of high gloss wall and base units with contrasting work surface over, and integrated appliances include oven, hob with extractor above, dishwasher and fridge/freezer. There is further space available in a separate utility room off the kitchen which has matching wall and base units and a sink unit and there is a further integrated fridge/freezer. Viewers will note that the utility has been formed by conversion of the original integral garage, the remainder of the garage space is available for storage accessible from the front of the property.

Rising to the first floor you have four bedrooms, two of which have fitted wardrobes. The master bedroom has access to its own en-suite shower room which comprises of a modern wash hand basin set on top of a modern, dark wood unit which provides good storage space, and there is double walk-in shower and w.c. The second largest bedroom has a lovely double aspect with windows to the front and rear, allowing for plenty of natural lighting. Finishing the accommodation on this level is a modern family bathroom, with tile panelled bath which has a handheld shower attachment, modern wash hand basin and w.c. both set into a dark wood unit.

At the rear of the property, you will find an easy to maintain garden with paved patio leading into artificial lawn. There are planted flower beds to the bottom of the garden and trellis work with climbing plants to the side wall. Your own private parking is available to the front of the property.

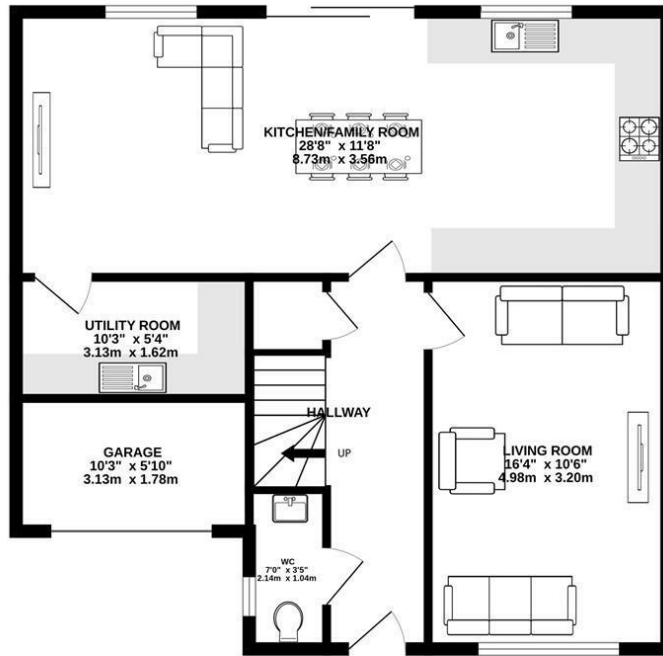




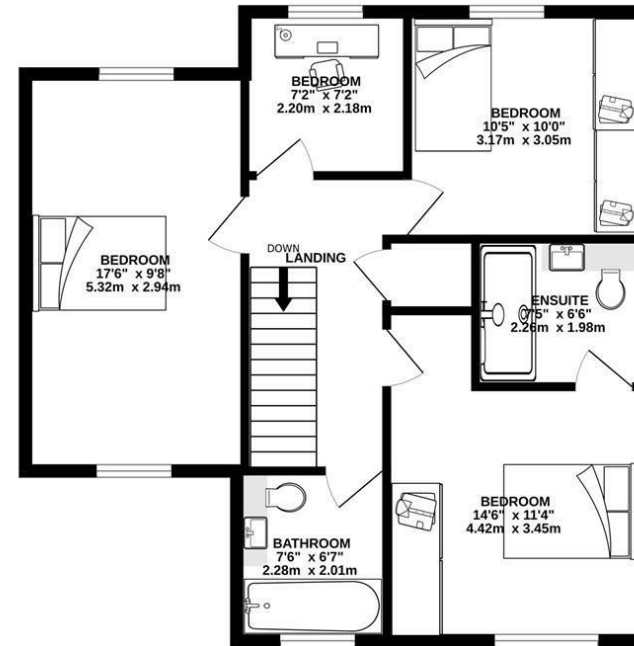




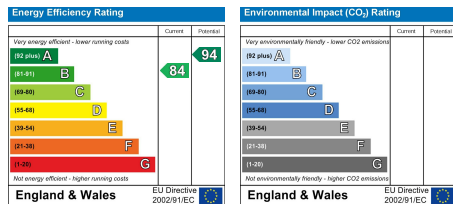
**GROUND FLOOR**  
749 sq.ft. (69.6 sq.m.) approx.



**1ST FLOOR**  
657 sq.ft. (61.0 sq.m.) approx.



**TOTAL FLOOR AREA : 1406 sq.ft. (130.7 sq.m.) approx.**  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**SERVICES:**  
Local Authority: Brentwood  
Council tax band: E  
Post Code: CM15 0FG

**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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