



Ingrave Road, Brentwood

Ingrave Road Brentwood

£1,400,000

Stunning detached family house for sale nestled in an expansive 0.45 acre plot (subject to land survey), this beautifully presented detached family home is set well back from the road and offers a tranquil retreat backing onto King Georges playing fields. The property boasts four generous bedrooms, a luxurious en-suite bathroom featuring a whirlpool bath and spacious separate shower. As you approach the property, you are greeted by a large enclosed lawned area complemented by an adjacent pea shingle driveway that sweeps in front of the house providing ample parking for multiple vehicles in addition to a car-port at the side of the house. The rear south west facing garden extends an impressive 192' (58.64m), beginning with a charming patio that leads to a vast expanse of lawn extending into a sun terrace and garden storage sheds at the side. There are mature trees towards the end of the garden as well as shrubs and rhododendrons. Upon entering the property, you will find a welcoming entrance hall that gives access to a cloakroom and a front-to-rear lounge, featuring a stone fire surround with wood-burner and French doors opening onto the garden. The lounge continues into the family seating area with double French doors onto the patio, then continuing to the dining area, again with double French doors onto the patio and then on to the



kitchen complete with modern contemporary units and fitted appliances. An island with a breakfast bar provides an ideal space for casual dining. Additionally, there is a separate playroom or formal dining room leading off from the kitchen. A utility room leads off from the kitchen where there is a large cupboard housing the gas boiler, megaflo hot water tank, and a water softener. There is potential for further development (subject to planning consent). Located just 1.3 miles from Brentwood mainline station that includes the Elizabeth Line, providing direct routes to the West End and Heathrow Airport. Shenfield Station is approximately 2 miles away with fast trains to the City. This property stands out for its excellent convenience and connectivity. Located near Brentwood High Street, residents can enjoy a vast array of shops, restaurants and bars. The area is also home to some highly regarded schools, which are subject to acceptance, making it an attractive option for families seeking a vibrant community with essential amenities nearby. EPC C.

Entrance Hall

Living Room 19' 7" x 14' 3" (5.96m x 4.34m)

Snug 10' 8" x 8' 7" (3.25m x 2.61m)

Dining Area 12' 6" x 10' 1" (3.81m x 3.07m)

Kitchen Area 19' 5" x 9' 7" (5.91m x 2.92m)

Utility Room

Reception Room 16' 3" x 9' 4" (4.95m x 2.84m)

First Floor Landing

Main Bedroom 15' 4" x 12' 6" (4.67m x 3.81m)

En-suite Bathroom

Bedroom Two 14' 7" x 9' 6" (4.44m x 2.89m) *to rear of wardrobes.*

Bedroom Three 14' 6" x 9' 6" (4.42m x 2.89m)

Bedroom Four 9' 4" x 9' 0" (2.84m x 2.74m)

Family Bathroom

















Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	84

England & Wales

EU Directive
2002/91/EC

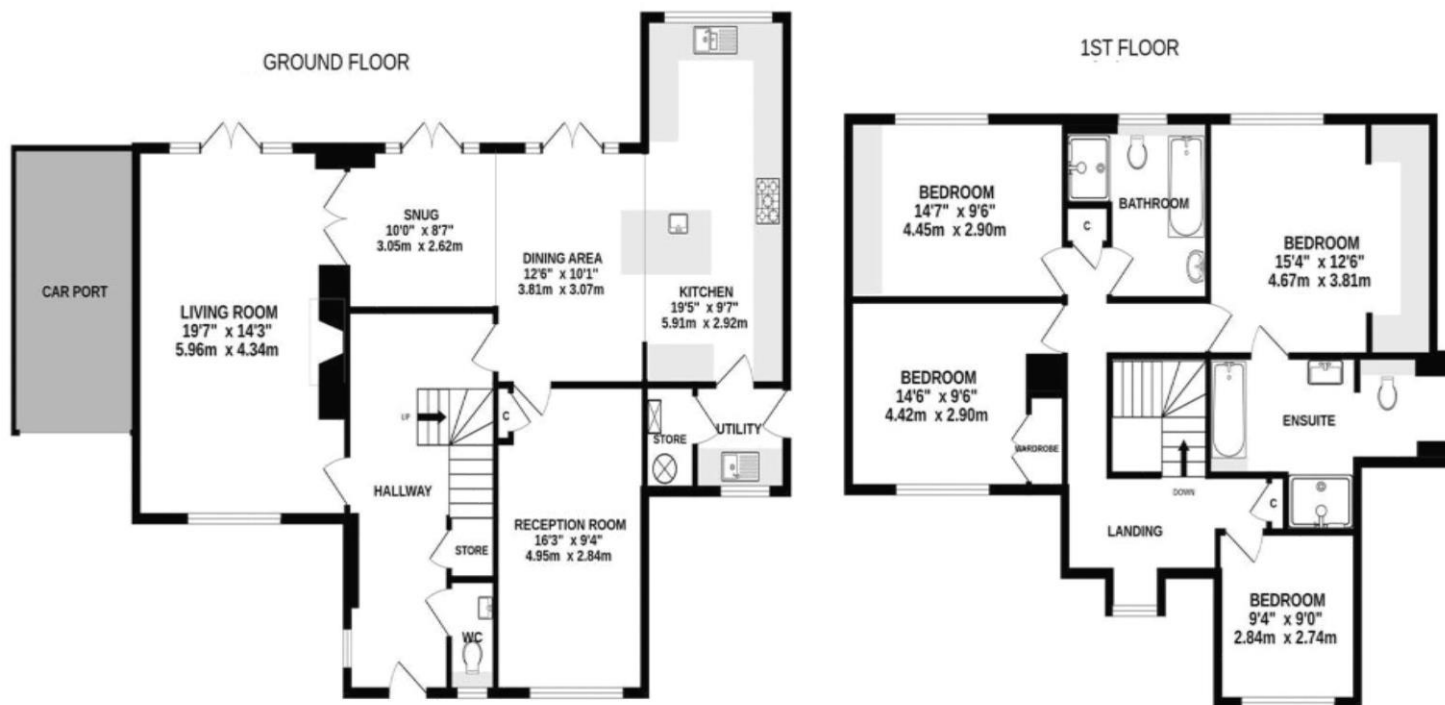


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