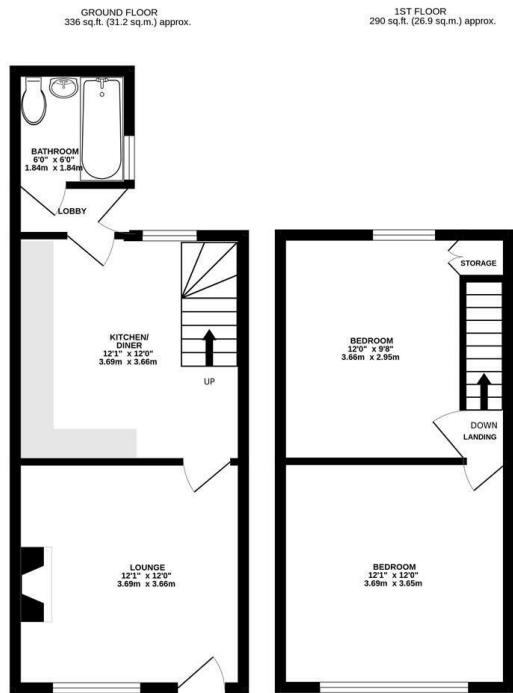




Keith  
Ashton

Ongar Road,  
Brentwood



TOTAL FLOOR AREA: 626 sq.ft. (58.2 sq.m.) approx. Measurements are approximate. Not to scale. Illustrative purposes only. Made with MyHome3D.co.uk



### 104 Ongar Road, Brentwood, CM15 9DJ

**\*\*Guide Price £350,000 - £375,000\*\*** Built in 1905, this characterful period end-terraced cottage is full of charm and original features. It is offered to the market with vacant possession and no onward chain. Ideally located just a short distance from Brentwood High Street and the mainline railway station, it provides the perfect combination of historic charm and modern convenience.

The accommodation comprises a welcoming lounge with period details, a spacious kitchen/diner, and a ground floor bathroom accessed via a rear lobby. Upstairs, there are two generous double bedrooms, making this an ideal home for first-time buyers, downsizers, or investors alike.

Externally, the property enjoys a well-sized private rear garden, ideal for outdoor entertaining or quiet enjoyment whilst to the front there is potential for off street parking by way of a private driveway. The property also offers ample space for extension (subject to planning permission), allowing buyers to further enhance and add value.

With a total floor area of 626 sq.ft. (58.2 sq.m.), this cosy cottage offers space for flair and development while retaining its original character, making it a perfect blend of old and new.

| Energy Efficiency Rating                    |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|-----------|---|-----------|
| Current                                     | Potential | Current   | Potential |
| Very energy efficient - lower running costs |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (81-91) <b>A</b>                            |           | (81-91) <b>A</b>  |           |
| (61-80) <b>B</b>                            |           | (61-80) <b>B</b>  |           |
| (41-60) <b>C</b>                            |           | (41-60) <b>C</b>  |           |
| (21-40) <b>D</b>                            |           | (21-40) <b>D</b>  |           |
| (9-20) <b>E</b>                             |           | (9-20) <b>E</b>   |           |
| (1-8) <b>F</b>                              |           | (1-8) <b>F</b>  |           |
| Not energy efficient - higher running costs |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| (1-20) <b>G</b>                             |           | (1-20) <b>G</b>   |           |
| <b>84</b>                                   | <b>61</b> |   |           |

EU Directive 2002/91/EC England & Wales

#### SERVICES:

Local Authority: Brentwood  
 Council tax band: C  
 Post code: CM15 9DJ

**Guide Price £350,000**

#### VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

#### OPENING HOURS:

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

#### 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 260858



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)

