



Keith
Ashton

Common Road, Ingrave
Brentwood



33 COMMON ROAD Ingrave Brentwood, CM13 3QL

Guide Price £675,000 - £700,000

****Guide Price £675,000 - £700,000**** We are delighted to bring to market this link-detached family home, occupying a generous corner plot within the charming village of Ingrave. Well-presented throughout, the property offers thoughtfully arranged accommodation ideally suited to modern family living, including three good-sized bedrooms.

Conveniently located within easy reach of highly regarded schools and just a short drive from mainline stations with direct links into London, this property represents an excellent opportunity for families seeking a well-positioned home with future potential. Planning permission has already been granted for further development, offering scope to extend and enhance.

- LINK DETACHED FAMILY HOME
- CORNER PLOT
- WELL-PRESENTED THROUGHOUT
- SHORT DRIVE TO MAINLINE STATION
- THREE BEDROOMS
- HIGHLY REGARDED SCHOOLS NEARBY
- PLANNING PERMISSION GRANTED
- INGRAVE VILLAGE



Description

The internal layout begins with a welcoming entrance hall leading into a spacious open-plan lounge/diner, featuring a front-facing bay window and double sliding doors to the rear, allowing for an abundance of natural light. The modern kitchen is fitted with a range of eye and base level units, ample worktop space, and a window and door overlooking and providing access to the garden. A ground floor cloakroom completes this level.

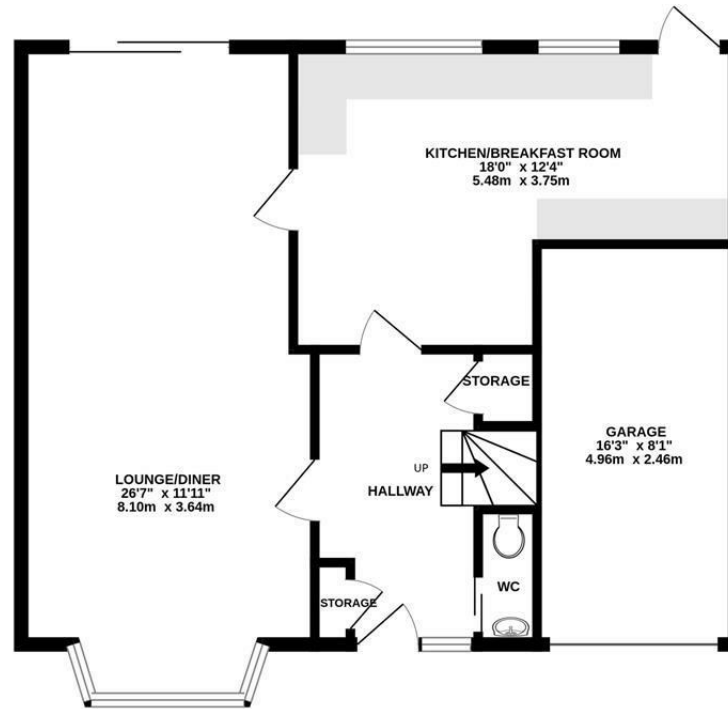
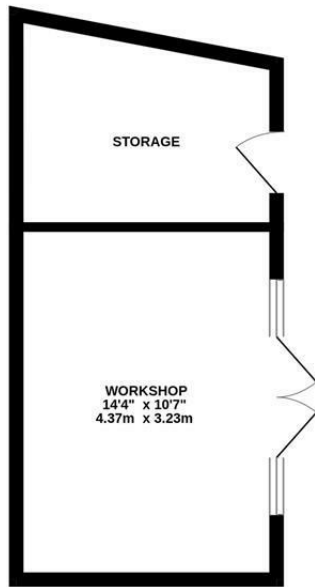
To the first floor, the landing provides access to three good-sized bedrooms and a family bathroom.

Externally, the rear garden commences with a paved patio area, with the remainder laid to lawn. A purpose-built outbuilding incorporates a storage section, with the remaining space offering versatility and currently used as a workshop. To the front, a driveway provides off-street parking and leads to the garage with an up-and-over door, while a generous lawn extends from the front around to the side of the property.

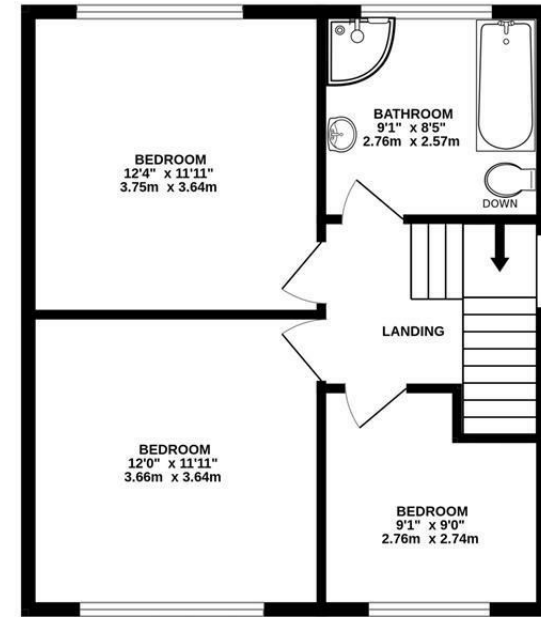
Planning permission has been granted for further development, including a loft conversion and a double-storey side extension.



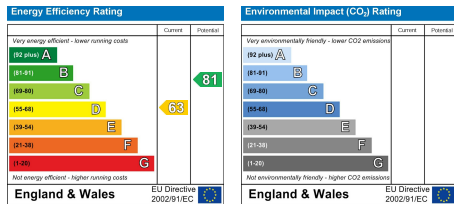
GROUND FLOOR
955 sq.ft. (88.7 sq.m.) approx.



1ST FLOOR
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 1466 sq.ft. (136.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:

Local Authority: Brentwood
Council tax band: F
Post code: CM13 3QL

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 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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Tel. 01277 260858

Village Office
Tel. 01277 375757

Lettings Office
Tel. 01277 202200

Explore more @ www.keithashton.co.uk

