



Keith  
Ashton

Burntwood,  
Brentwood



## 9 BURNTWOOD Brentwood, CM14 4FJ

**\*\*Guide Price £700,000 - £725,000\*\*** We are delighted to bring to market this beautifully presented detached family home, tucked away in a quiet cul-de-sac just a short stroll from Brentwood High Street, with its array of shops, bars, and restaurants. Offering stylish and spacious accommodation throughout, the property features a generous open-plan ground floor layout, three well-proportioned bedrooms, two modern bathrooms, and the added convenience of both a carport and garage.

Ideally located within easy reach of highly regarded schools and less than a mile from Brentwood Station, this superb home is perfectly suited to families and commuters seeking a blend of comfort, convenience, and excellent transport connections.

- DETACHED FAMILY HOME
- BRIGHT OPEN PLAN GROUND FLOOR
- THREE BEDROOMS
- ENSUITE TO PRINCIPAL BEDROOM
- WALKING DISTANCE TO BRENTWOOD STATION
- CARPORT AND GARAGE
- LESS THAN HALF A MILE TO THE HIGH STREET
- CUL-DE-SAC LOCATION

Guide Price £700,000 - £725,000



## Description

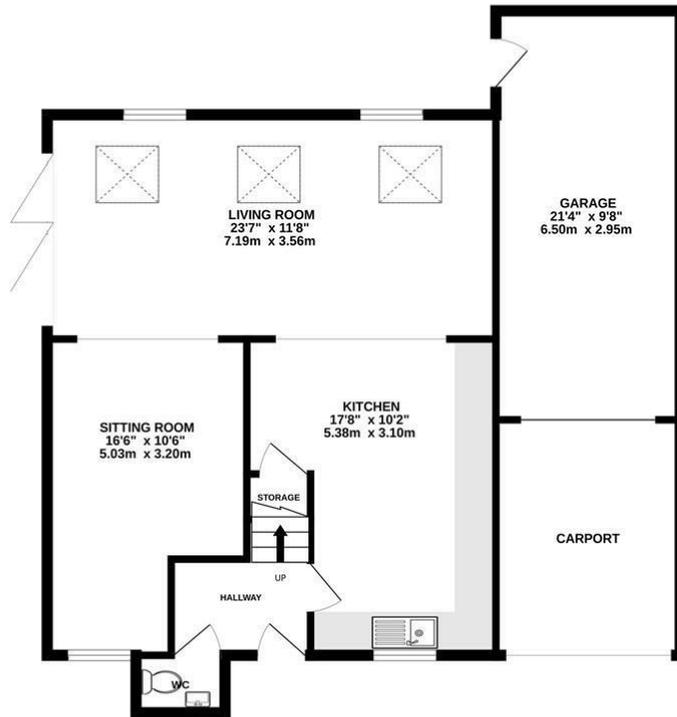
The internal layout begins with an entrance hall that leads into a bright, contemporary kitchen, thoughtfully designed with a range of eye and base level units, ample worktop space, and integrated appliances. The kitchen flows effortlessly into a spacious living room, an ideal setting for both daily life and entertaining, featuring dual windows and French doors that open onto the rear garden, allowing natural light to flood the space. Adjoining this is a generously sized sitting room, offering a flexible reception area perfect for relaxing. A convenient ground-floor WC completes the accommodation on this level.

Upstairs, the first-floor landing gives access to three well-proportioned bedrooms. The principal bedroom enjoys the benefit of a stylish ensuite shower room, while the remaining two bedrooms are served by a sleek, modern family bathroom. Notably, the second bedroom is a generously sized dual-aspect room with windows to both the front and rear of the property, offering excellent natural light and potential to be reconfigured into two separate bedrooms.

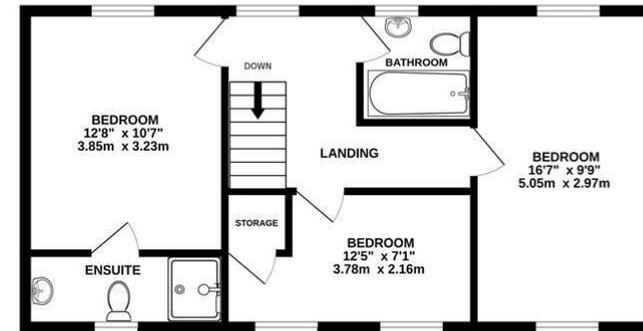
Externally, the rear garden is mainly laid to lawn with a decked seating area, creating an inviting outdoor retreat. A wide, paved side path leads to a substantial garage, while a carport to the front provides sheltered off-street parking and direct access to the garage via an up-and-over door.



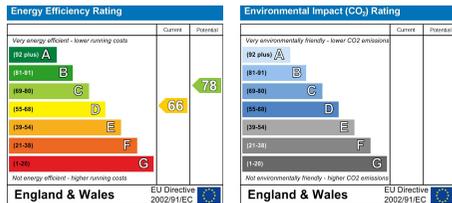
GROUND FLOOR  
1005 sq.ft. (93.4 sq.m.) approx.



1ST FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 1554 sq.ft. (144.3 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: CM14 4FJ

**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](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)