MEACOCK & JONES

3 Bedrooms

House - Detached

Located
in Brentwood

OIEO £995,000

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87 Ingrave Road Brentwood

| Essex | CM15 8BA

Available for the first time in fifty years, and sold with no onward chain, this detached property comes with plenty of potential to extend and modernise (subject to local planning) and is set on a plot of 0.41 acres of outstanding grounds, conveniently located for Brentwood's busy high street and mainline railway station, however is discreetly positioned and approached via a long track giving the feel of privacy.

A porch gives access to the spacious hallway, in turn leading to the cloakroom, and the study, with original parquet flooring, plus a lovely lounge at the back with feature stone fireplace and a door leading to the picturesque outside. There is a dining room, also with parquet flooring and views over the gardens. The kitchen is at the front with a door leading outside, with country style wood units and some integrated appliances. Completing the ground floor accommodation is the lovely dual aspect sitting room, with feature fireplace, a peaceful place to relax and look over the attractive grounds, with patio sliding doors leading to them.

Heading upstairs via the turned staircase the landing gives access to the three double bedrooms, bedroom one enjoying views over the garden and having the added benefit of an ensuite shower room. Bedroom two also enjoys garden views and has a walk in dressing area. The modern family bathroom has a feature corner bath with jacuzzi and traditional chrome features.

Externally the crazy paved drive allows parking for four to five cars, along with a detached garage, surrounded by a beautiful green area which leads up to the front door. There is also potential to create an in out driveway (stlp). To the rear the secluded south east facing garden commences with a patio leading to the private lawn surrounded by mature trees and shrubs.

There are many excellent schools in the nearby area, at all levels from nursery through to senior, with the highly rated and sought after Brentwood Private School within just a short walk.

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87 Ingrave Road

OIEO £995,000 Freehold

- SUBSTANTIAL PLOT 0.41 ACRE
- THREE DOUBLE BEDROOMS
- DETACHED PROPERTY
- BRENTWOOD PRIVATE SCHOOL CLOSE BY
- NO ONWARD CHAIN
- BEAUTIFUL GROUNDS
- EASY WALK TO BRENTWOOD STATION
- GARAGE & PARKING FOR FIVE CARS

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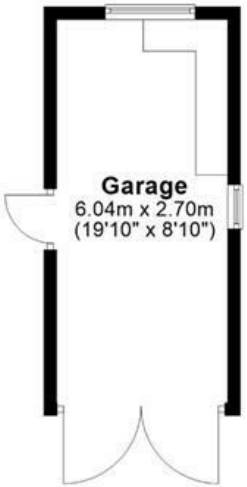
Ground Floor

First Floor

Garage



APPROX INTERNAL FLOOR AREA
MAIN HOUSE 174 SQ M 1862 SQ FT
GARAGE 16 SQ M 174 SQ FT
TOTAL 190 SQ M 2036 SQ FT

This plan is for layout guidance only and is
NOT TO SCALE
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efficient property marketing

Accommodation comprises:

Entrance Porch

Entrance Hall

Cloakroom

Study
10' x 6'1

Lounge
13'4 x 12'1

Dining Room
12'1 x 9'9

Kitchen
14'3 x 11'5

Sitting Room
20'5 x 14'2

First Floor Landing

Bedroom One
15'5 x 14'1

Ensuite Shower Room

Bedroom Two
10'10 x 10'7

Dressing Room
7'10 x 6'11

Bedroom Three
10'7 x 8'7

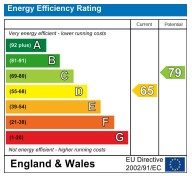
Family Bathroom

Externally

Garage
19'10 x 8'10

Council Tax Band: F

Local Authority: Brentwood Borough Council



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