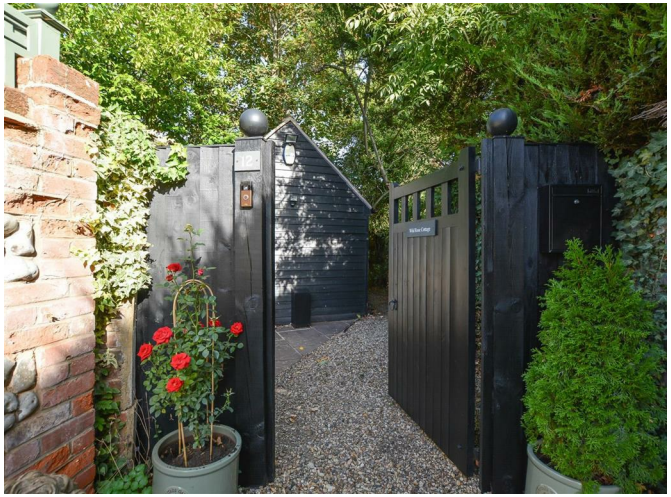
Keith Ashton

12 Brentwood Road, Ingrave

Brentwood



WILD ROSE COTTAGE 12 BRENTWOOD ROAD

£700,000

Ingrave Brentwood, CM13 3QY

We are delighted to bring to market this charming semi-detached cottage, built in 1890 and situated in the sought-after village of Ingrave. Well presented throughout, the property offers three well-proportioned bedrooms, complemented by a versatile annexe bedroom with en-suite shower room.

Ideally positioned within the catchment area of the highly regarded Ingrave Johnstone Primary School and St Martin's Secondary School, the property is also just a short drive from Brentwood and Shenfield mainline stations, providing excellent transport links into London.

- ATTRACTIVE SEMI-DETACHED COTTAGE
- INGRAVE VILLAGE LOCATION
- THREE BEDROOMS
- WALKING DISTANCE OF INGRAVE PRIMARY SCHOOL
- ANNEXE BEDROOM & ENSUITE
- SHORT DRIVE TO MAINLINE STATIONS
- OUTBUILDING UTILITY ROOM
- THORNDON COUNTRY PARK CLOSE BY

Description

The internal accommodation comprises a bright and spacious lounge/diner, beautifully flooded with natural light through full-length windows and doors overlooking the garden. The well-appointed kitchen is fitted with a range of units, generous worktop space and ample room for a dining suite. Double doors open onto a decked seating area and courtyard-style outdoor space, which provides access to a useful utility room and an annexe bedroom with an en-suite shower room.

The first floor offers three well-proportioned bedrooms, complemented by a spacious family bathroom featuring a four-piece suite.

To the rear, the garden begins with a paved patio, leading onto a well-maintained lawn bordered by mature shrubs, creating a pleasant and private outdoor setting.

GROUND FLOOR
1048 sq.ft. (97.4 sq.m.) approx.

1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.

TOTAL FLOOR AREA : 1509 sq.ft. (140.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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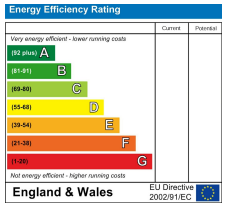

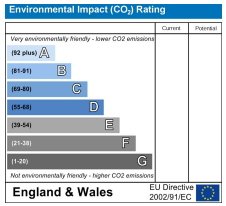

SERVICES:

Local Authority: Brentwood
Council tax band: E
Post code: CM13 3QY

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