





40 RUNNING WATERS

Brentwood, CM13 2DQ

We are delighted to bring to market this well-presented two-bedroom end-terrace home, occupying a desirable corner position within the popular Running Waters area of Brentwood. Benefitting from attractive countryside views to the front, the property offers comfortable and well-proportioned accommodation throughout, the property boasts two generous double bedrooms and a good-sized rear garden, ideal for both relaxing and entertaining.

Situated within the catchment area for the highly regarded St Martins Secondary School, and just a short drive from both Brentwood and Shenfield mainline stations—providing excellent transport links into London—this home is perfectly positioned for both convenience and connectivity.

- TWO DOUBLE BEDROOMS
- SHORT DRIVE TO BRENTWOOD & SHENFIELD STATIONS
- DUAL ASPECT LOUNGE
- ST MARTINS CATCHMENT AREA

Offers In Excess Of £400,000



Description

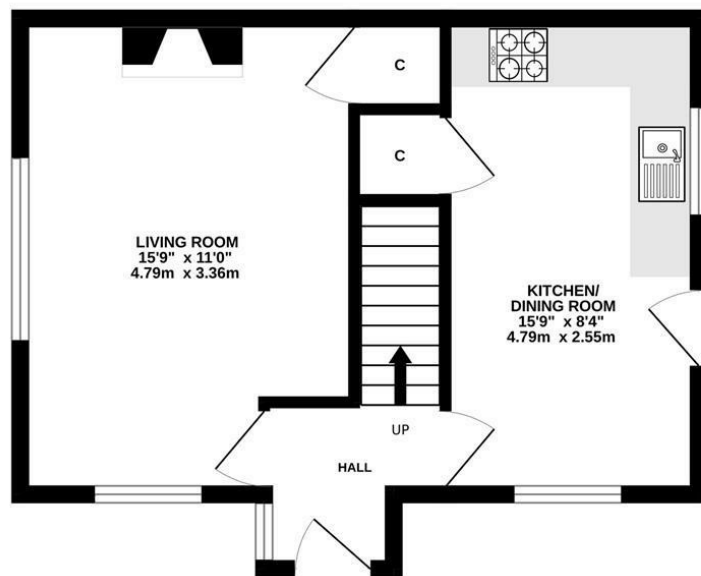
The internal layout begins with a welcoming entrance hall. To the left, a comfortable living room with dual-aspect windows provides a bright and relaxing space to unwind. To the right, a well-appointed kitchen is fitted with modern wall and base units, offers ample space for dining, and features a door leading out to the rear garden.

To the first floor, the landing provides access to two generous double bedrooms. A bright family bathroom and separate WC complete the accommodation.

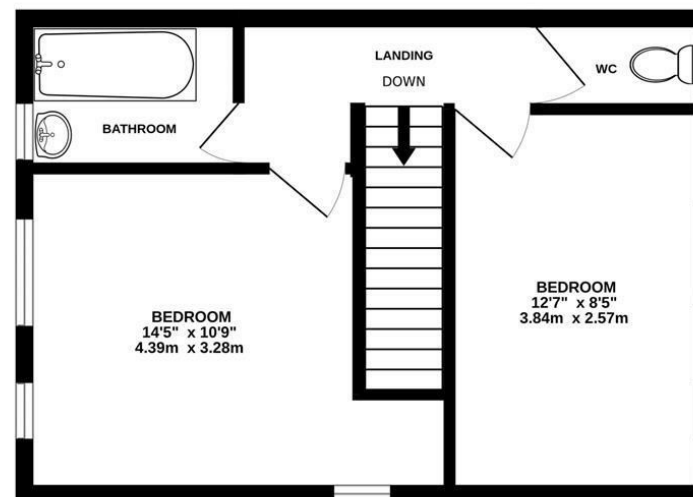
Externally, the rear garden commences with a paved patio area, with the remainder predominantly laid to lawn, bordered by mature shrubs and complemented by a further paved seating area—ideal for outdoor entertaining.



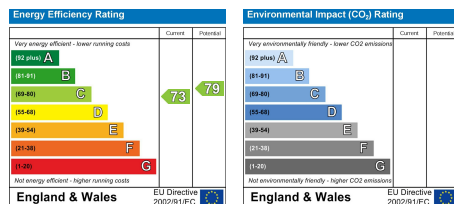
GROUND FLOOR
356 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 707 sq.ft. (65.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:

Local Authority: Brentwood
Council tax band: C
Post code: CM13 2DQ

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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