Keith Ashton

Ingrave Road,

Brentwood

117 INGRAVE ROAD

Brentwood, CM13 2AA

Guide Price £425,000

GUIDE PRICE £425,000 - £450,000 Located on the popular Ingrave Road, this three-bedroom semi-detached property presents an excellent renovation opportunity. In need of full modernisation, the property offers a spacious layout with great potential to create a stylish family home. Ideally positioned within easy reach of Brentwood High Street, mainline station (Elizabeth Line), and well-regarded local schools. King George's Park and other amenities are also nearby, making this a prime location for families and commuters alike.

- WALKING DISTANCE OF BRENTWOOD HIGH STREET
- HIGHLY REGARDED SCHOOLS CLOSE BY
- KING GEORGES PLAYING FIELDS A STONES THROUGH AWAY
- EASY REACH OF BRENTWOOD STATION

Description

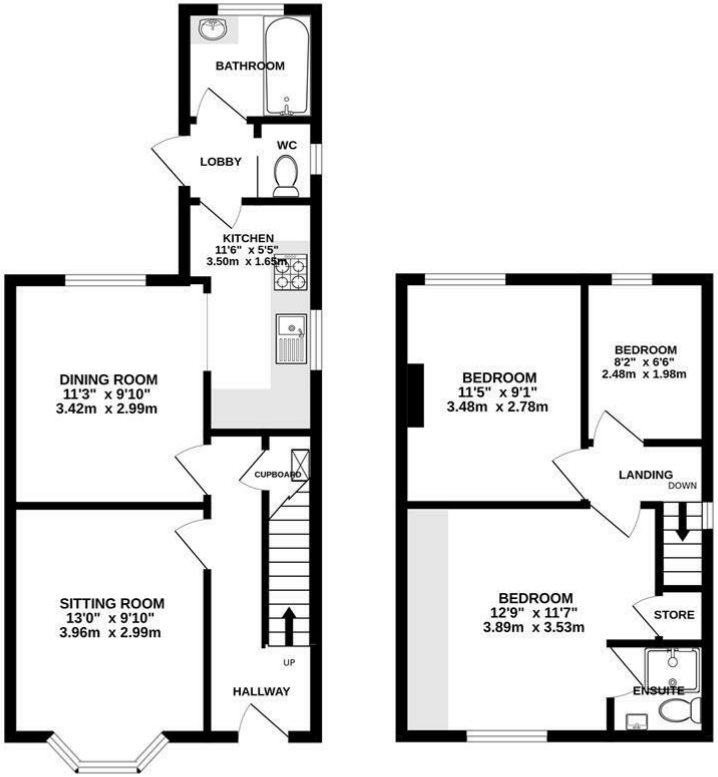
Upon entering, the hallway leads to a bright sitting room at the front and a spacious dining room at the rear. The dining room flows seamlessly into the kitchen, which in turn connects to a lobby providing access to the rear garden, as well as the bathroom and WC.

Upstairs, the principal bedroom is generously sized and benefits from an ensuite shower room. Two further well-proportioned bedrooms complete the first floor, offering ample space for a growing family.

Externally, the rear garden begins with a paved patio, leading down to a lawned area with bordering shrubs. To the front, a paved driveway provides convenient off-street parking.

GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.

1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 783 sq.ft. (72.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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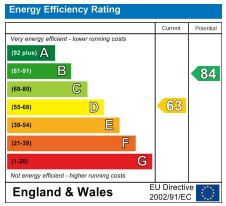

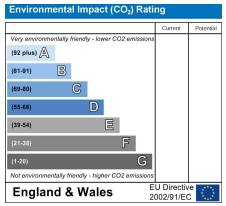

SERVICES:

Local Authority: Brentwood
Council tax band: D
Post code: CM13 2AA

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