



Keith  
Ashton

Ingrave Road,  
Brentwood



## 188 INGRAVE ROAD

Brentwood, CM13 2AG

£450,000

We are delighted to offer for sale this charming end-terrace cottage, ideally located on Ingrave Road, close to King George's Playing Fields and within easy reach of Brentwood High Street, the mainline railway station, and a selection of highly regarded schools.

Arranged over three floors, this well-presented home provides thoughtfully designed accommodation, featuring a bright conservatory and three well-proportioned bedrooms, making it an ideal choice for families, professionals, or those seeking a characterful home in a convenient location.

- CHARACTER COTTAGE
- WELL-PRESENTED THROUGHOUT
- THREE BEDROOMS
- CONSERVATORY
- CLOSE TO KING GEORGES PLAYING FIELDS
- HIGHLY REGARDED SCHOOLS NEARBY
- EASY REACH OF BRENTWOOD STATION
- PRIVATE REAR GARDEN



## Description

The accommodation begins with an enclosed entrance porch, opening into a welcoming and generously proportioned sitting room. The well-appointed kitchen is fitted with a comprehensive range of eye and base level units and flows seamlessly into the bright conservatory, creating an ideal space for dining and entertaining.

The first floor comprises two well-proportioned bedrooms, served by a contemporary family bathroom, while the second floor is dedicated to a spacious third bedroom.

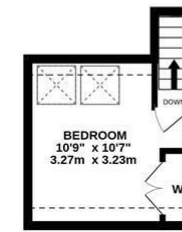
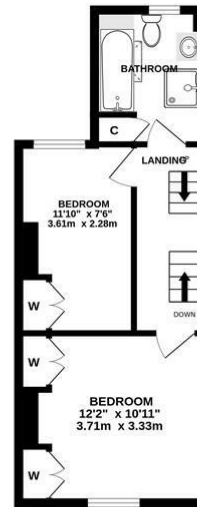
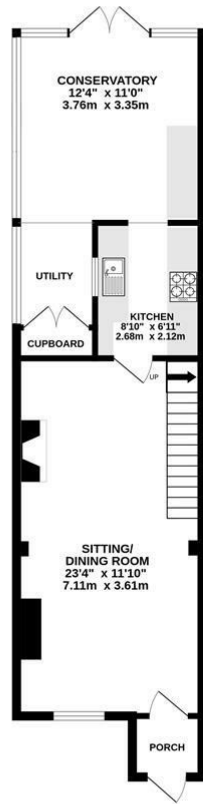
Externally, the rear garden features a paved patio, perfect for outdoor seating and entertaining, with the remainder mainly laid to lawn. To the rear of the garden, there is a useful storage shed and a versatile garden cabin.



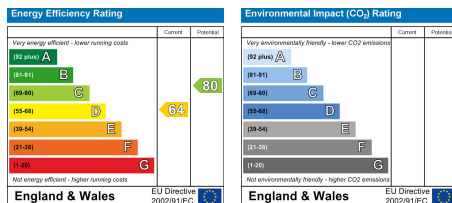
GROUND FLOOR  
539 sq.ft. (50.1 sq.m.) approx.

1ST FLOOR  
335 sq.ft. (31.1 sq.m.) approx.

2ND FLOOR  
124 sq.ft. (11.5 sq.m.) approx.



TOTAL FLOOR AREA: 998 sq.ft. (92.7 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 2AG

### 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)

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