



Keith
Ashton

Middle Road, Ingrave
Brentwood



15 MIDDLE ROAD Ingrave Brentwood, CM13 3QS

Guide Price £800,000 - £850,000

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Occupying a generous corner plot, the property offers spacious and versatile accommodation, including three reception rooms, four bedrooms, and three bathrooms. Ideally positioned within easy reach of highly regarded schools, it is also just a short drive from both Brentwood and Shenfield mainline railway stations, providing excellent transport links into London and beyond.

- DETACHED CHARACTER PROPERTY
- SOUGHT-AFTER LOCATION
- GENEROUS LIVING SPACE
- WRAP AROUND GARDEN
- FOUR BEDROOMS
- HIGHLY REGARDED SCHOOLS NEARBY
- THREE BATHROOMS
- CORNER PLOT



Description

The accommodation begins with a bright and welcoming entrance hall, setting the tone for the spacious interior. To the left, the well-appointed kitchen is fitted with a range of eye and base level units, complemented by granite worktops and dual-aspect windows that fill the room with natural light. A separate utility room provides additional storage, a sink, space for white goods, external access, and a convenient ground floor cloakroom.

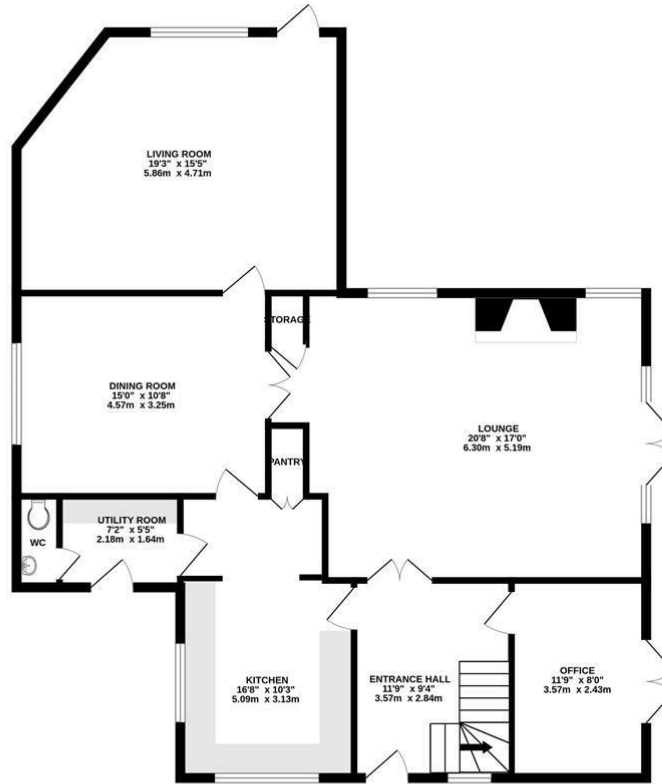
Leading from the kitchen, the dining room offers the perfect setting for family meals and entertaining, flowing seamlessly into the spacious family games/living room. The characterful lounge is a particular highlight, featuring exposed wooden beams and an attractive brick-built fireplace, creating a warm and inviting space to relax. Double doors open directly onto the garden, while a generously sized home office completes the ground floor accommodation.

The first-floor landing provides access to four well-proportioned double bedrooms. The principal suite benefits from fitted furniture and a stylish contemporary ensuite shower room, while a second bedroom also enjoys the convenience of its own ensuite. The remaining bedrooms are served by a modern family bathroom.

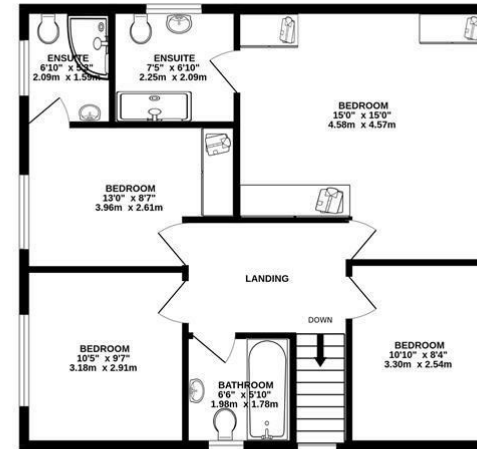
Outside, the attractive wrap-around garden enjoys a paved patio, ideal for outdoor dining and entertaining, alongside a well-maintained lawn bordered by mature shrubs and hedging, offering a good degree of privacy. A paved driveway provides ample off-street parking.



GROUND FLOOR
1224 sq.ft. (113.7 sq.m.) approx.



1ST FLOOR
714 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA: 1938 sq.ft. (180.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Target	Current	Target
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(82 plus) A	
(81-91) B		(61-81) B	
(69-80) C		(55-60) C	
(54-68) D		(45-54) D	
(39-53) E		(29-44) E	
(21-38) F		(11-28) F	
(1-20) G		(1-10) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

SERVICES:

Local Authority: Brentwood
Council tax band: G
Post code: CM13 3QS

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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Tel. 01277 375757

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Tel: 01277 202200

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