



Keith
Ashton

The Grove,
Brentwood



15 THE GROVE

Brentwood, CM14 5NS

We are pleased to bring to the market this four-bedroom family home, situated in a pleasant cul-de-sac on the popular west side of Brentwood. Offered with no onward chain, the property provides an opportunity for buyers to modernise and update the accommodation to suit their own tastes and requirements. Conveniently located within easy reach of Brentwood town centre, the mainline railway station and a selection of well-regarded local schools, the property offers potential for those looking to create a home tailored to their needs.

- NO ONWARD CHAIN
- TERRACED FAMILY HOME
- FOUR BEDROOMS
- GARAGE
- CUL-DE-SAC LOCATION
- EASY REACH OF BRENTWOOD STATION
- ST PETER'S C&E PRIMARY SCHOOL CATCHMENT
- OPPORTUNITY TO MODERNISE



Description

The accommodation begins with an enclosed porch leading into the entrance hall. To the right, the lounge features a large front-facing window and opens into the dining area, which in turn leads to the conservatory. The kitchen is fitted with a range of wall and base units and also provides access to the conservatory, which overlooks and leads out to the rear garden. A ground-floor WC completes the ground-floor accommodation.

To the first floor, the landing provides access to four well-proportioned bedrooms and a family bathroom.

Externally, the rear garden is predominantly laid to lawn with mature shrubs to the borders. To the front, a paved driveway provides off-street parking and leads to the garage, which is fitted with an up-and-over door.



The floor plan shows a house with the following rooms and dimensions:

- CONSERVATORY:** 17'1" x 7'8" (5.21m x 2.34m)
- LAUNDRY:** Located on the left side of the plan.
- KITCHEN:** 9'11" x 8'7" (3.02m x 2.62m)
- DINING AREA:** 9'11" x 6'6" (3.02m x 2.60m)
- LIVING ROOM:** 12'11" x 12'0" (3.94m x 3.66m)
- GARAGE:** 17'1" x 7'3" (5.20m x 2.20m)
- STORE:** Located near the stairs.
- HALL:** Central hallway with an "UP" arrow indicating stairs.
- WC:** Located near the stairs.
- PORCH:** Located at the bottom of the plan.

BEDROOM
14'7" x 7'1"
4.45m x 2.16m

BEDROOM
10'5" x 9'11"
3.18m x 3.02m

BEDROOM
7'5" x 6'11"
2.26m x 2.11m

BEDROOM
13'5" x 10'6"
4.06m x 3.20m

BATHROOM

LANDING

DOWN

The floor plan shows a central landing with a staircase labeled 'DOWN'. To the left of the landing is a large bedroom (14'7" x 7'1"). To the right of the landing is another bedroom (7'5" x 6'11"). Above the landing is a bathroom containing a bathtub, toilet, and sink. To the right of the bathroom is a fourth bedroom (10'5" x 9'11"). A fourth bedroom (13'5" x 10'6") is located on the far right side of the plan. The entrance is at the bottom center, leading into the landing area.

Energy Efficiency Rating

Rating	Current	EU Directive 2002/91/EC
Very energy efficient - lower running costs	12.5%	12.5%
(A)	12.5%	12.5%
(B)	12.5%	12.5%
(C)	12.5%	12.5%
(D)	12.5%	12.5%
(E)	12.5%	12.5%
(F)	12.5%	12.5%
(G)	12.5%	12.5%

Environmental Impact (CO₂) Rating

Rating	Current	EU Directive 2002/91/EC
Very environmentally friendly - lower CO ₂ emissions	12.5%	12.5%
(A)	12.5%	12.5%
(B)	12.5%	12.5%
(C)	12.5%	12.5%
(D)	12.5%	12.5%
(E)	12.5%	12.5%
(F)	12.5%	12.5%
(G)	12.5%	12.5%

England & Wales | **EU Directive 2002/91/EC**

Local Authority: Brentwood
Council tax band: D
Post code: CM14 5NS

Strictly by prior arrangement with Keith Ashton Estate Agents

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