



Keith
Ashton

Brocksparkwood,
Brentwood



11 BROCKSPARKWOOD

Brentwood, CM13 2TH

Guide Price £425,000 - £450,000

****GUIDE PRICE £425,000 - £450,000**** We are delighted to bring to market this semi-detached family home, ideally situated within the popular Brocksparkwood area of Brentwood. Offering three well-proportioned bedrooms, the property also benefits from a peaceful rear garden, a garage, and off-street parking to the front.

Perfectly positioned for families, the home falls within the catchment area of the highly regarded St Martin's Secondary School. It is also conveniently located just a short drive from both Brentwood and Shenfield stations, providing excellent rail connections into London and beyond. Combining comfortable family living with a highly convenient location, this property is an ideal choice for families and commuters alike.

- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- ATTRACTIVE REAR GARDEN
- GARAGE
- ST MARTINS CATCHMENT AREA
- OFF-STREET PARKING
- SHORT DRIVE TO BRENTWOOD & SHENFIELD STATIONS
- COUNTRYSIDE PARKS NEARBY



Description

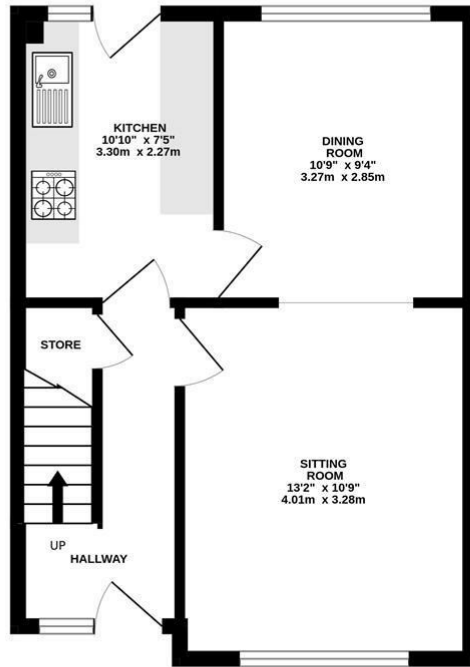
The accommodation begins with a welcoming entrance hall, leading through to a bright and comfortable sitting room featuring a front-facing window. To the rear, the dining room enjoys pleasant views over the garden and provides an ideal space for both everyday family living and entertaining. The well-appointed kitchen is fitted with a range of eye and base level units, offers space for appliances, and provides direct access to the rear garden.

To the first floor, the landing gives access to three well-proportioned bedrooms, all served by a family bathroom.

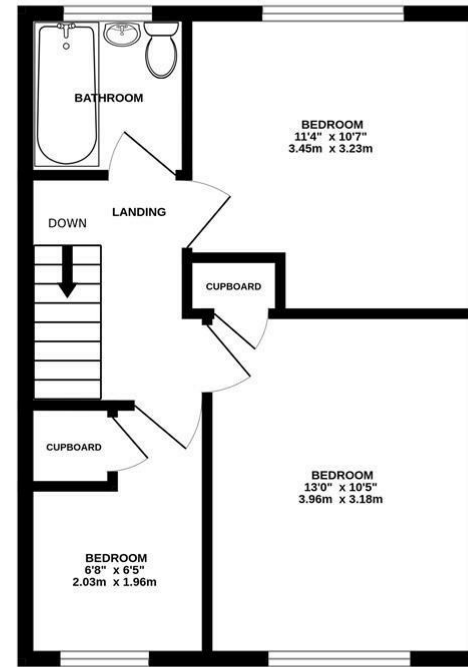
Externally, the property benefits from an attractive rear garden, predominantly laid to lawn and complemented by mature shrubs and planting, creating a peaceful and private setting for relaxation and outdoor enjoyment. To the front, there is off-street parking, together with the added advantage of a garage en bloc.



GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 795 sq.ft. (73.9 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		(49-60) C	
(54-68) D		(35-48) D	
(39-53) E		(21-34) E	
(13-38) F		(11-20) F	
1-12 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: D
Post code: CM13 2TH

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 260858

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Tel. 01277 375757

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Tel. 01277 202200

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