



Keith  
Ashton

St. James Road,  
Brentwood



## 31 ST. JAMES ROAD

Brentwood, CM14 4LH

£450,000

We are pleased to bring to market this three-bedroom, end-terrace home ideally located within close proximity to Brentwood Station, providing direct transport links into London and beyond. The High Street is approximately half a mile away, and the property also lies within easy reach of several well-regarded schools, making it a practical and conveniently positioned home.

- END OF TERRACE HOME
- CLOSE PROXIMITY TO BRENTWOOD STATION
- THREE BEDROOMS
- ELECTRIC CAR CHARGER
- LOW MAINTENANCE GARDEN
- 0.5 MILES TO THE HIGH STREET
- DETACHED GARAGE
- HIGHLY REGARDED SCHOOLS WITHIN EASY REACH



## Description

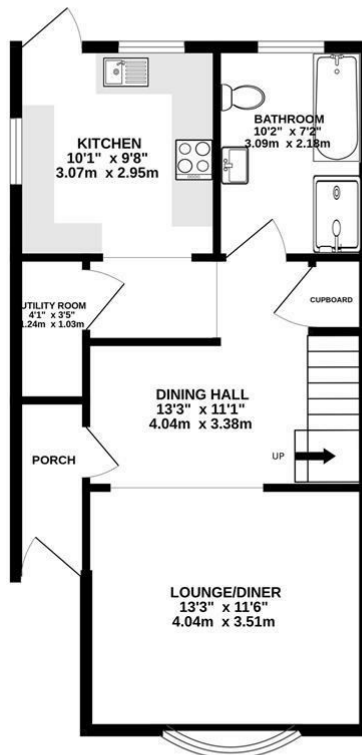
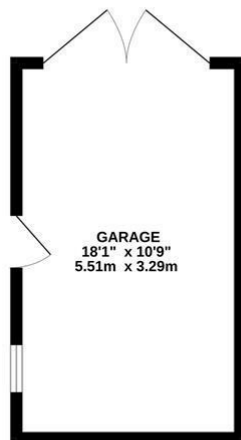
The internal layout begins with a welcoming porch that opens into the dining hall, which flows seamlessly into the lounge at the front of the property. To the rear, a well-proportioned kitchen enjoys both a window and direct access to the garden, while a family bathroom completes the ground floor.

Upstairs, the landing leads to three bedrooms, including a generous principal double positioned at the front of the house.

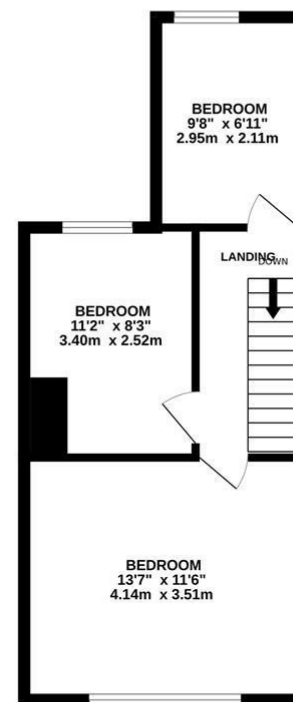
Outside, the rear garden starts with a paved patio, extending to a low-maintenance artificial lawn bordered with mature planting and leading to a detached garage. At the front, a shingle garden with further planting is complemented by off-street parking. The current owners advise that planning permission was previously granted (now lapsed) to convert the garage into a detached annexe.



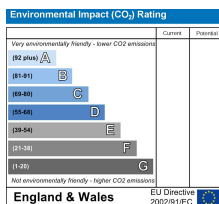
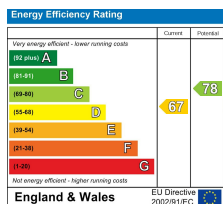
GROUND FLOOR  
726 sq.ft. (67.4 sq.m.) approx.



1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 1097 sq.ft. (101.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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### SERVICES:

Local Authority: Brentwood  
Council tax band: C  
Post code: CM14 4LH

### 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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Tel. 01277 260858

Village Office  
Tel. 01277 375757

Lettings Office  
Tel. 01277 202200

Explore more @ [www.keithashton.co.uk](http://www.keithashton.co.uk)

