



Keith  
Ashton

Burland Road,  
Brentwood





## 8 BURLAND ROAD

Brentwood, CM15 9BH

£750,000

Situated in a sought after turning close to Brentwood's vibrant High Street and within walking distance of Brentwood Mainline Station, we are delighted to offer for sale this established four bedroom semi-detached family home, which boasts a wealth of character and sits on a generous plot offering fantastic potential for further development (stc). No onward chain.

- Established semi-detached property
- Four bedrooms
- Wealth of character
- Three reception rooms
- Off street parking
- Potential for further development
- Close to town & station
- Close to good schools



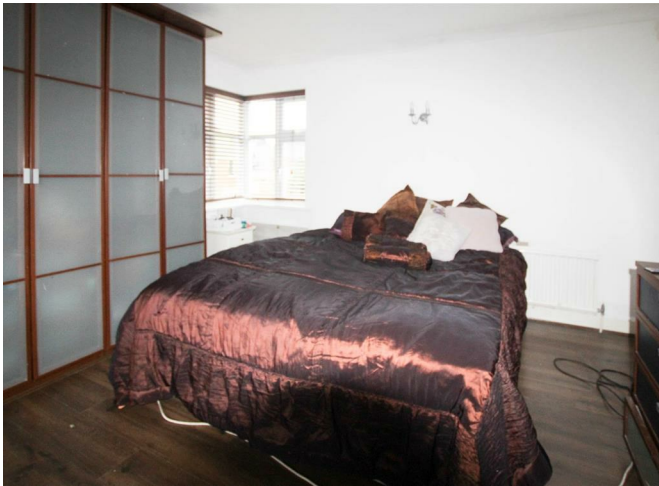


## Description

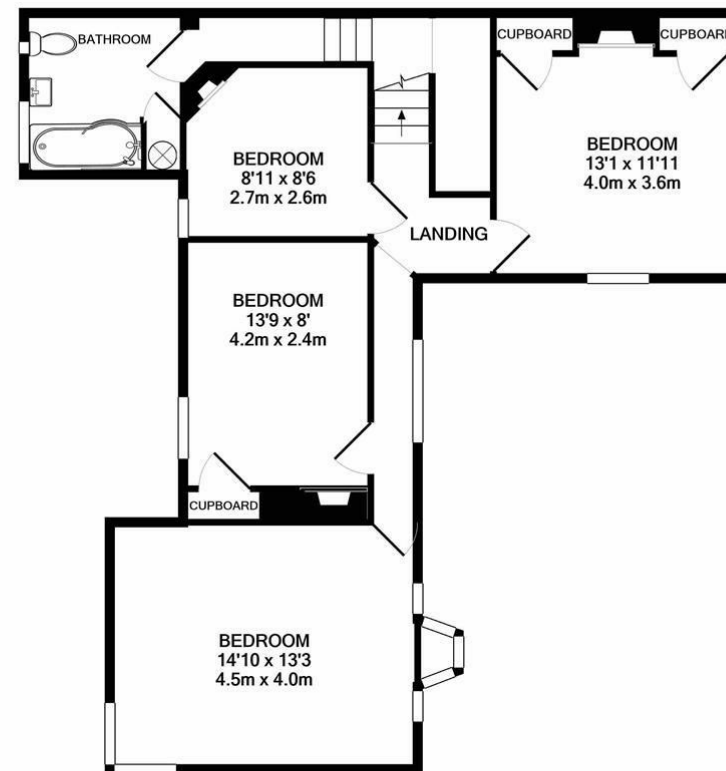
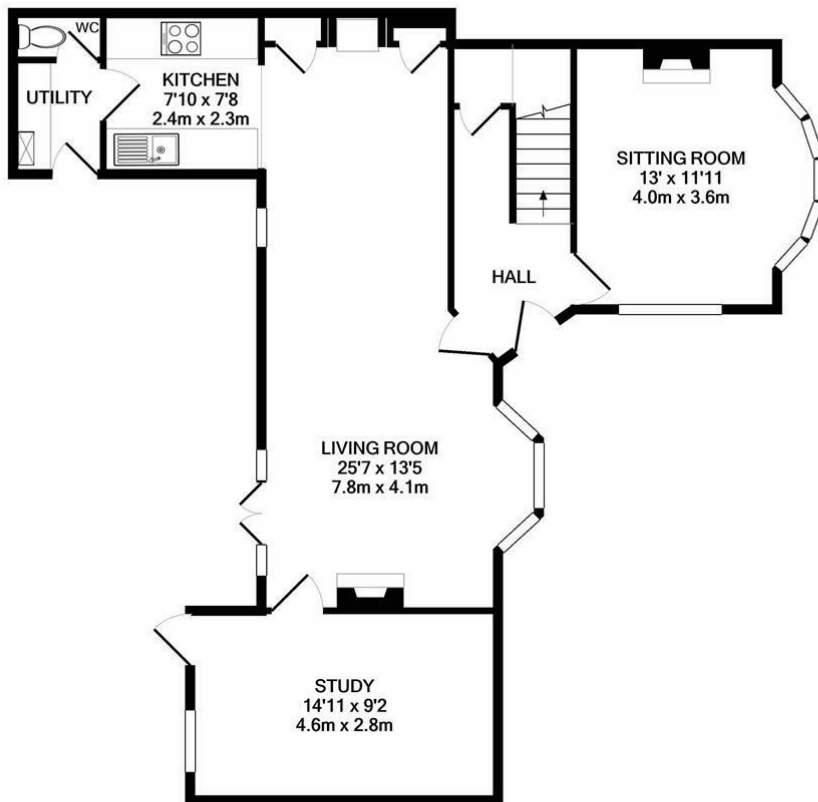
The entrance hallway with a useful cupboard to the rear and stairs rising to the first floor, gives access to a cosy sitting room, which has an attractive feature fireplace and the benefit of plenty of natural light by way of a bow window to the front and a window to the side. A further large living area, again with a feature fireplace, has patio doors to the rear, overlooking and leading to the garden and a bay window to the front. This lovely bright area lies open plan to the kitchen which is fitted with a range of attractive eye and base level units. A half-glazed door takes you to a utility room with access to the rear garden and a separate W.C. To the first floor there are four good-sized bedrooms, two of which have built-in storage and further stairs lead up to the modern bathroom.

Situated on a generous plot, the rear garden commences with a paved patio area, with the remainder mainly laid to lawn with mature trees and shrubs. The front benefits from off-street parking for numerous cars.

With its convenient location for the High Street and Station and a choice of good schools close by, plus the potential for further development, we feel this is a unique opportunity not to be missed.



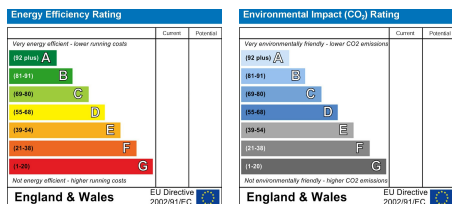




TOTAL APPROX. FLOOR AREA 1484 SQ.FT. (137.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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### SERVICES:

Local Authority: Brentwood  
Council tax band: F  
Post code: CM15 9BH

### 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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**Village Office**  
Tel. 01277 375757

**Lettings Office**  
Tel. 01277 202200

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