



Keith  
Ashton

Kings Road,  
Brentwood



## 87 KINGS ROAD Brentwood, CMI 4 4DP

We are delighted to bring to market this beautifully presented two-bedroom maisonette, ideally positioned just 0.2 miles from Brentwood Station and the High Street. The location provides excellent transport links into London and beyond, along with a wide selection of shops, bars and restaurants all within easy reach.

Situated on the first floor, the property offers well-proportioned and thoughtfully arranged accommodation throughout. Externally, the home is further enhanced by a spacious private balcony with steps leading down to its own private rear garden—a particularly rare and desirable feature for a property of this type. The property also benefits from allocated off-street parking to the front, another valuable advantage in such a convenient and central location.

Further benefits include a Share of Freehold, with over 900 years remaining on the lease and no ground rent or service charges, making this an especially attractive and cost-efficient opportunity for prospective buyers.

- FIRST-FLOOR MAISONETTE
- BEAUTIFULLY PRESENTED THROUGHOUT
- TWO DOUBLE BEDROOMS
- BALCONY
- 0.2 MILES TO BRENTWOOD STATION
- PRIVATE REAR GARDEN
- CLOSE TO HIGH STREET
- ALLOCATED PARKING SPACE

Offers In Excess Of £375,000



## Description

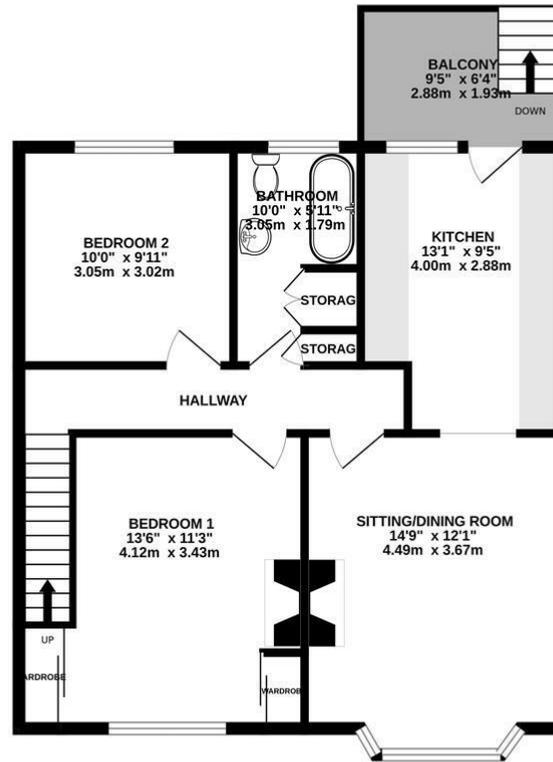
The internal accommodation begins with a welcoming central hallway. The spacious lounge is a standout feature, boasting a large bay window to the front which fills the room with an abundance of natural light. From here, the layout flows through to a well-appointed kitchen, fitted with sleek eye and base level units, generous worktop space and the added comfort of underfloor heating. A stable door from the kitchen leads out to a private balcony, with steps descending to the property's private rear garden, creating an excellent connection between the indoor and outdoor living space.

The principal bedroom is positioned to the front and offers a generous double room complete with fitted wardrobes. A further double bedroom is located to the rear, while a contemporary family bathroom completes the accommodation. The property also benefits from access to useful loft space via a pull-down ladder, offering excellent additional storage and potential for conversion into a third bedroom (STPP).

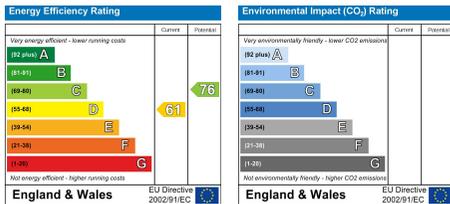
Externally, the rear garden is predominantly laid to lawn with mature shrub borders, offering a pleasant outdoor space ideal for relaxing or entertaining. To the front, the property benefits from allocated off-street parking with the added advantage of an electric car charger, providing a valuable and convenient feature for modern living.



FIRST FLOOR  
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA: 667 sq.ft. (62.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**SERVICES:**

Local Authority: Brentwood  
Council tax band: B  
Post code: CM14 4DP

**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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