





3 ST. NICHOLAS GROVE

Ingrave Brentwood, CM13 3RA

£875,000

We are delighted to bring to market this beautifully presented detached family home, ideally positioned in the charming and sought-after village of Ingrave. This attractive property offers generous and versatile ground floor living accommodation, complemented by three well-proportioned bedrooms and a large, well-maintained rear garden — perfect for family living and entertaining.

Conveniently situated within the catchment area for the highly regarded Ingrave Johnstone Primary School and St Martin's Secondary School, this home is ideally suited to families.

Enjoying a peaceful village setting, yet within easy reach of local amenities, country walks and Brentwood and Shenfield train stations, the property offers a superb blend of space, comfort and convenience in a highly desirable location.

- DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- GENEROUS GROUND FLOOR LIVING SPACE
- LARGE ATTRACTIVE GARDEN
- 0.5 MILES FROM INGRAVE JOHNSTONE SCHOOL
- AMPLE OFF-STREET PARKING
- ST MARTINS SCHOOL CATCHMENT AREA
- CHARMING VILLAGE OF INGRAVE



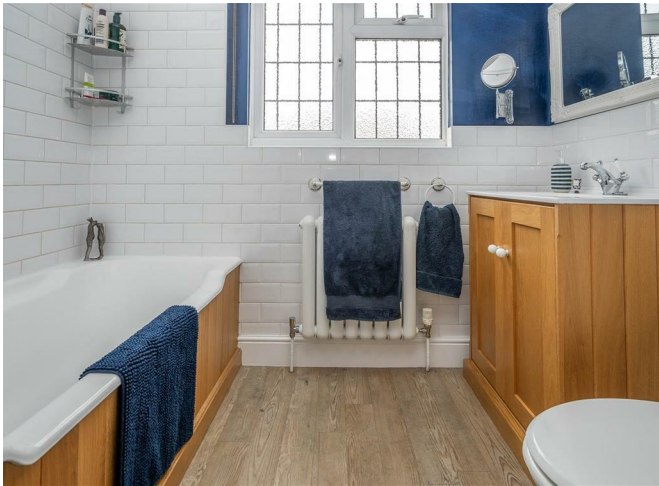
Description

The internal accommodation begins with a welcoming entrance hall, setting the tone for the rest of this charming home. To the right, a comfortable sitting room features a bay window that allows for plenty of natural light. To the rear, a spacious living room enjoys a side-facing bay window, sliding doors overlooking the garden, and a feature brick-built fireplace, creating a warm and inviting focal point.

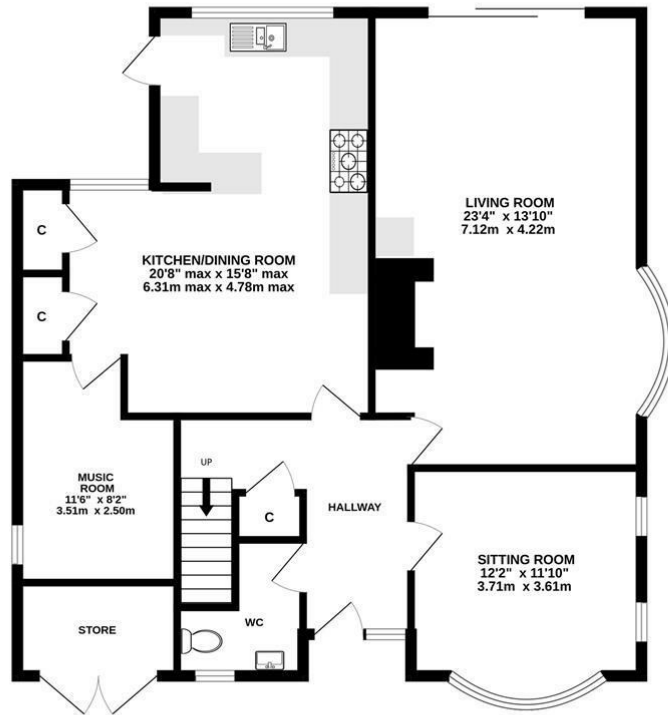
The generous kitchen/diner is fitted with a comprehensive range of eye and base level units, ample worktop space and integrated appliances. Two windows overlook the rear garden, while an external door provides direct access outside. From the dining area, there is access to a fully soundproofed music room, offering excellent versatility and ideal for a variety of uses. A ground floor cloakroom completes the accommodation on this level.

To the first floor, the landing provides access to all rooms. Two double bedrooms, both benefit from built-in eaves storage, along with a further well-proportioned bedroom featuring fitted wardrobes. An attractive family bathroom completes the upper floor.

Externally, the rear garden commences with a paved patio area, perfect for outdoor entertaining, leading to a large, well-maintained lawn bordered by mature shrubs and planting. To the front, a spacious block-paved driveway provides ample off-street parking, complemented by neatly planted borders that enhance the property's kerb appeal.



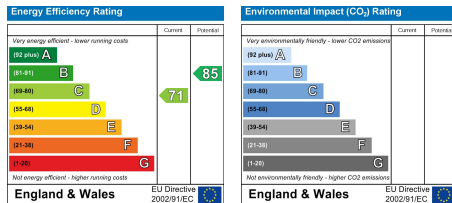
GROUND FLOOR
1022 sq.ft. (94.9 sq.m.) approx.



1ST FLOOR
698 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA : 1720 sq.ft. (159.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:

Local Authority: Brentwood
Council tax band: G
Post code: CM13 3RA

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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