



Keith
Ashton

Brentwood Road, Herongate
Brentwood



158 BRENTWOOD ROAD

Herongate Brentwood, CM13 3PF

Guide Price £675,000

Being on a large plot and with excellent potential for improvement, we are delighted to bring to market this three-bedroom, three reception, red brick period cottage with over 1600 sq.ft. of living accommodation and being offered for sale with no on-going chain. Located on the Brentwood Road in the popular Herongate area, this charming cottage has easy access to West Horndon, Brentwood and Shenfield mainline train stations, and for those looking for schooling options, there is a choice of favoured schools to suit all ages, including Ingrave Johnstone Primary School which is within walking distance. Thorndon Country Park and Ingrave Common, which is home to Herongate & Ingrave Cricket Club are also within a short walk. The property has a large master bedroom with en-suite, which was originally two rooms and has the potential to easily be reverted back into two rooms to create a fourth bedroom if required.

- RED BRICK, PERIOD COTTAGE
- 3 BEDROOMS - WITH POTENTIAL FOR 4TH
- 1643 SQ.FT. OF ACCOMMODATION
- LARGE LIVING ROOM
- TWO FURTHER RECEPTIONS
- UTILITY ROOM
- GROUND FLOOR W.C
- EXCELLENT OFF STREET PARKING



Description

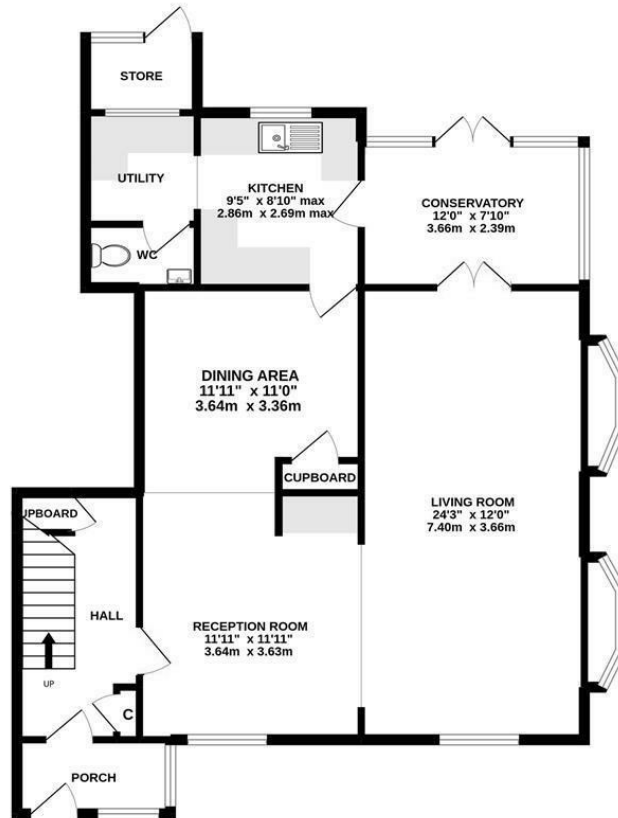
A covered porch to the front of the property gives access into the hallway, with storage cupboards, stairs to first floor and a door leading into the first reception room. The reception room which has a window overlooking the front, is open plan to both the dining room and the living room. The dining room is of a good-size and offers access into the kitchen. A large and bright living room, measuring 24'3 x 12'0 has two bay windows to the side and a further window to the front, filling this room with lots of natural lighting. Double doors from the living room open onto the conservatory, which in turn has French doors leading to the garden. A door from the conservatory gives further access into the kitchen, which has been fitted in a range of wooden wall and base units, with integrated appliances to include double oven and hob with extractor above. There is access through to a separate utility room which has wall and base units and further space for free standing appliances. Off of the utility room is a ground floor cloakroom, which is fitted in a two-piece suite.

Rising to the first floor an I-shaped landing offers access to all three double bedrooms and a spacious bathroom fitted in a white, three-piece suite, with bath and shower over, w.c and wash hand basin. The master bedroom is of a generous size, measuring 19'9 x 11'11 and has an en-suite shower room. Viewers may note that master bedroom was originally two rooms; this room has two sets of windows overlooking the rear and a further window to the side and therefore could easily be reverted back into two rooms, if required. Bedroom two also has a desirable double aspect, with windows to the side and front.

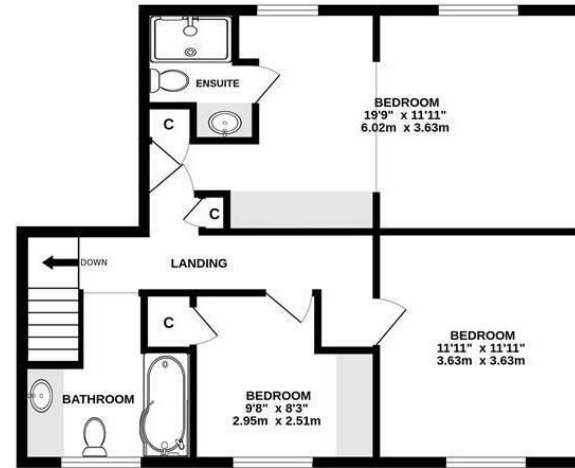
Externally, the property sits on a large plot and has gardens which wrap around the front, side and rear of the property which is made up of patio area and lawn. There is an external storage room and a lovely summer house which will remain. Excellent off-street parking is provided to the front via a block paved driveway with further parking to the rear accessed via a 5-bar wooden gate, along with a detached single garage.



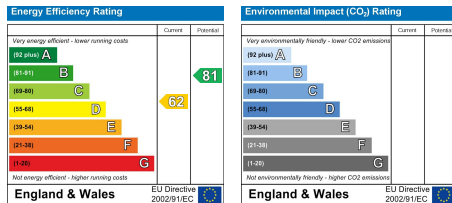
GROUND FLOOR
980 sq.ft. (91.1 sq.m.) approx.



1ST FLOOR
663 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA: 1643 sq.ft. (152.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:

Local Authority: Brentwood
Council tax band: F
Post code: CM13 3PF

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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