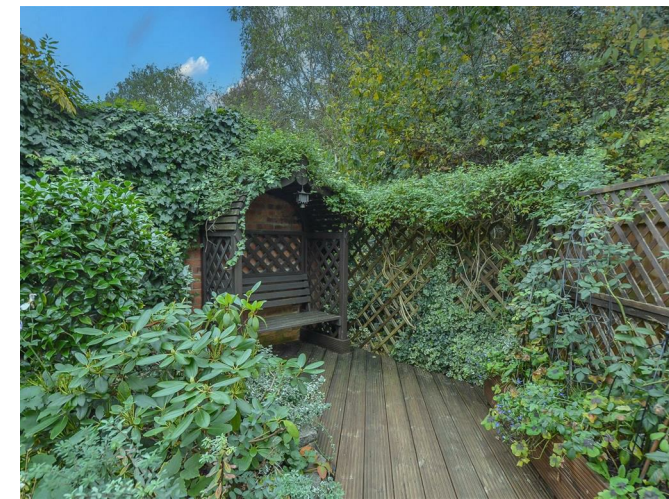




Keith  
Ashton

Wingrave Crescent,  
Brentwood





## 30. WINGRAVE CRESCENT

Brentwood, CM14 5PA

£465,000 - £525,000

Located in the ever-popular west side of Brentwood, this beautifully presented mid-terrace family home offers a bright, spacious accommodation, including a light-filled sitting room, a sleek, modern kitchen, a separate dining room, three bedrooms, family bathroom and a garage. Families will appreciate the home's location within the catchment for St. Peter's School, rated 'Outstanding' by Ofsted, and its close proximity to Weald Country Park and community allotments. Just a two-minute walk to the nearest bus stop, residents enjoy convenient access into Brentwood High Street. This home combines modern comforts with a prime location, offering an ideal setting for family living.

THREE BEDROOM FAMILY HOME

DETACHED GARAGE AND REAR PARKING

WARM AIR HEATING WAVE REMOTE THERMOSTAT & UNDERFLOOR HEATING

SOUGHT AFTER LOCATION WITH NEARBY ALLOTMENT AND PLAY AREA

'SHARPS' FITTED BEDROOM FURNITURE

WORCESTER BOSCH BOILER - STILL UNDER GUARENTEE

HIGH SPEC FITTED KITCHEN & NEW BATHROOM WITH HEATED TOWEL RAIL

ST PETERS SCHOOL CATCHMENT

TWO RECEPTION ROOMS

OFF STREET PARKING FOR THREE CARS







## Description

A paved pathway to the front door gives access into a spacious porch which is in turn open to the hallway, where you will find stairs rising to the first floor, access through to the kitchen and a door to the front reception room. The front reception is of a good size, has laminate flooring and bespoke fitted library style shelving with lighting. There is a high spec kitchen which has been fitted in a modern range of gloss units with quartz work surfaces and includes a peninsular breakfast bar with seating, a pull out larder, organic waste, kidney and carousel corner solution, along with a range of full height units with bespoke cocktail cabinet with feature lighting to one wall. There is a range style cooker with extractor above, and space for an American style fridge/freezer. Sitting to the rear of the property and running the whole width of the property is a beautifully bright sitting room. There are three, rain sensitive Velux roof lights and French doors with side light windows in this room filling it with lots of natural lighting. The sitting room also has the benefit of underfloor heating.

Rising to the first floor there are three good-sized bedrooms. Bedrooms one and two have 'Sharps' wardrobes and storage solutions fitted. Bedroom two also has the benefit of a wash hand basin set into a vanity unit, with tiled splashback. Additionally, on this level is a family bathroom which has been fitted in a three-piece white suite, comprising bath with overhead shower, a w.c. and wash hand basin set within a vanity unit. There is access from the landing, via a sturdy pull down loft ladder into a fully boarded and insulated loft.

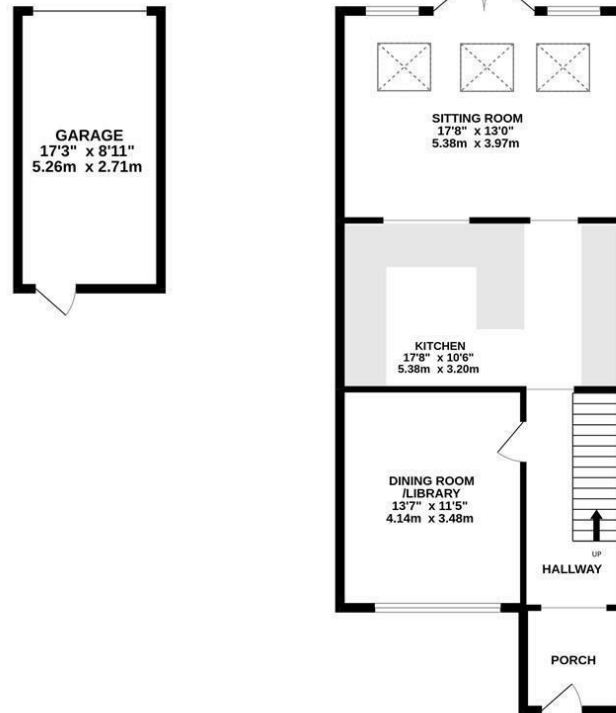
Externally, there is a lovely rear garden with patio area to the immediate rear of the property and cobbled pathways leading to the bottom of the garden where you will find a decked seating area and a doorway through to the detached garage. There is a useful power point and water supply point in the garden, along with power supplied to the greenhouse and garage. To the front of the property, you'll find a spacious driveway offering convenient off-street parking.



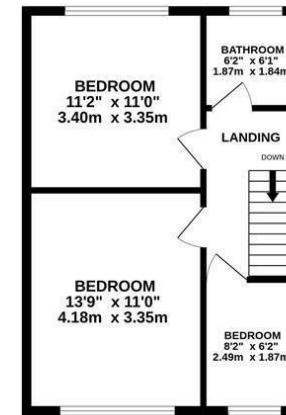




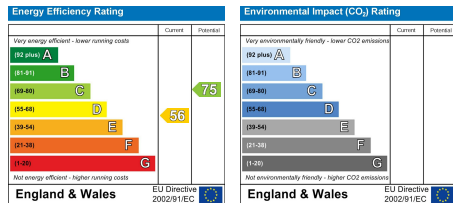
GROUND FLOOR  
848 sq.ft. (78.8 sq.m.) approx.



1ST FLOOR  
426 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 1274 sq.ft. (118.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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**SERVICES:**  
Local Authority: Brentwood  
Council tax band: D  
Post Code: CM14 5PA

**VIEWING:**  
Strictly by prior arrangement with Keith Ashton Estate Agents

**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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