



Keith
Ashton

Pear Trees, Ingrave
Brentwood



16 PEAR TREES

Ingrave Brentwood, CM13 3RP

£635,000

Guide Price £635,000 - £650,000 We are delighted to present this beautifully maintained semi-detached bungalow, located in the highly desirable village of Ingrave. Thoughtfully extended and stylishly appointed throughout, the property offers a stunning open-plan kitchen, dining, and living area—perfect for modern family life and entertaining.

With four well-proportioned bedrooms and two contemporary bathrooms, this impressive home provides both space and versatility. Ideally positioned within the catchment area of St Martins secondary school and walking distance of the scenic Thorndon Country Park and Golf Club it offers the perfect balance of convenience and countryside living.

- SEMI-DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- FOUR BEDROOMS
- SOUGHT-AFTER VILLAGE OF INGRAVE
- SHORT DRIVE TO BRENTWOOD, SHENFIELD & WEST HORNDON STATIONS
- DETACHED GARAGE
- CONVERTED LOFT
- CLOSE TO INGRAVE JOHNSTONE PRIMARY SCHOOL

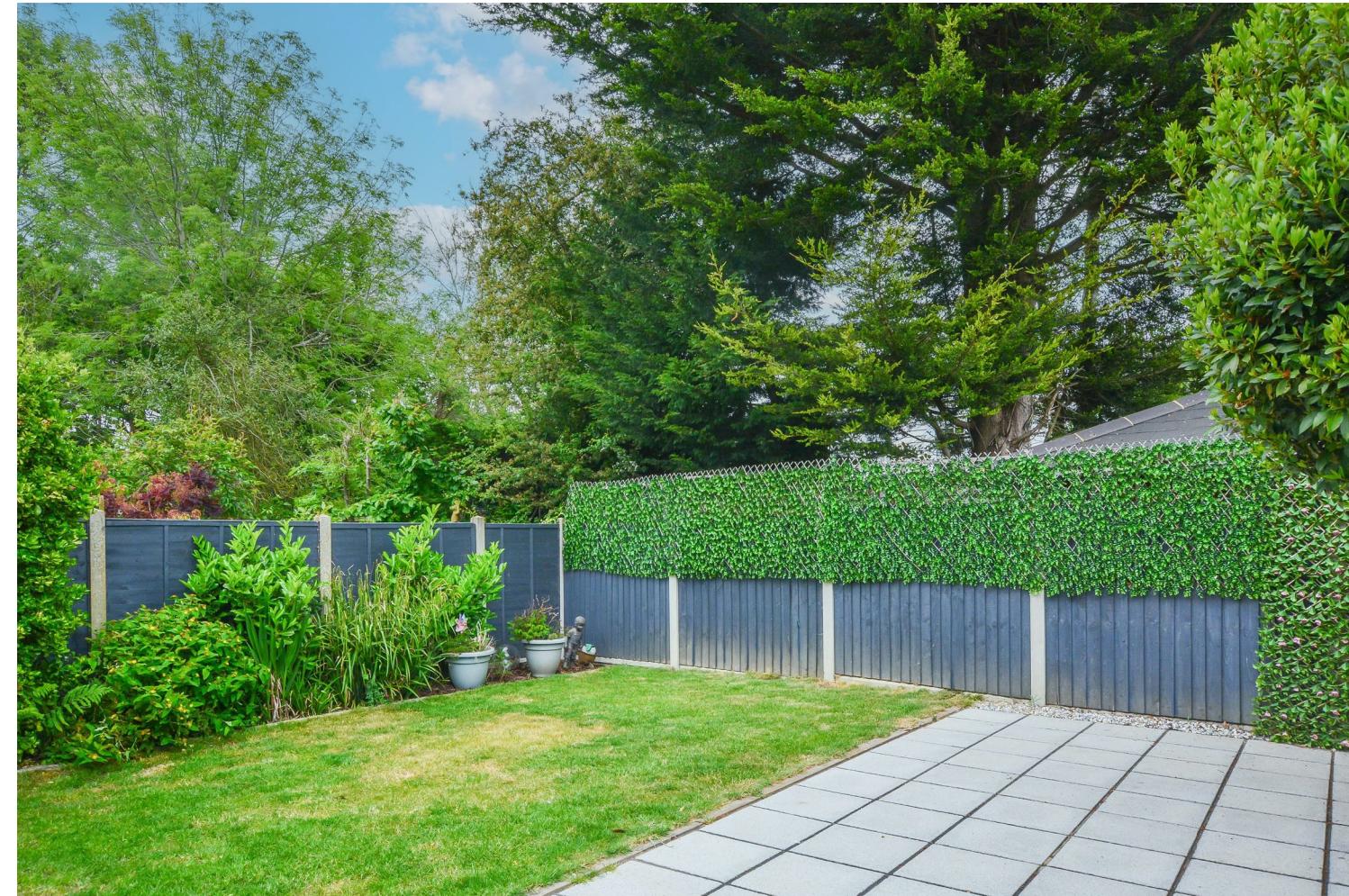


Description

The internal layout begins with a practical porch that opens into a welcoming entrance hall, setting the tone for the spacious and thoughtfully designed interior. To the rear of the home, an impressive open-plan kitchen/dining area seamlessly flows into a bright and comfortable lounge, enhanced by large dual-aspect windows that flood the space with natural light. The well-equipped kitchen features a range of eye and base level units, generous worktop space, and direct access to the rear garden—ideal for indoor-outdoor living.

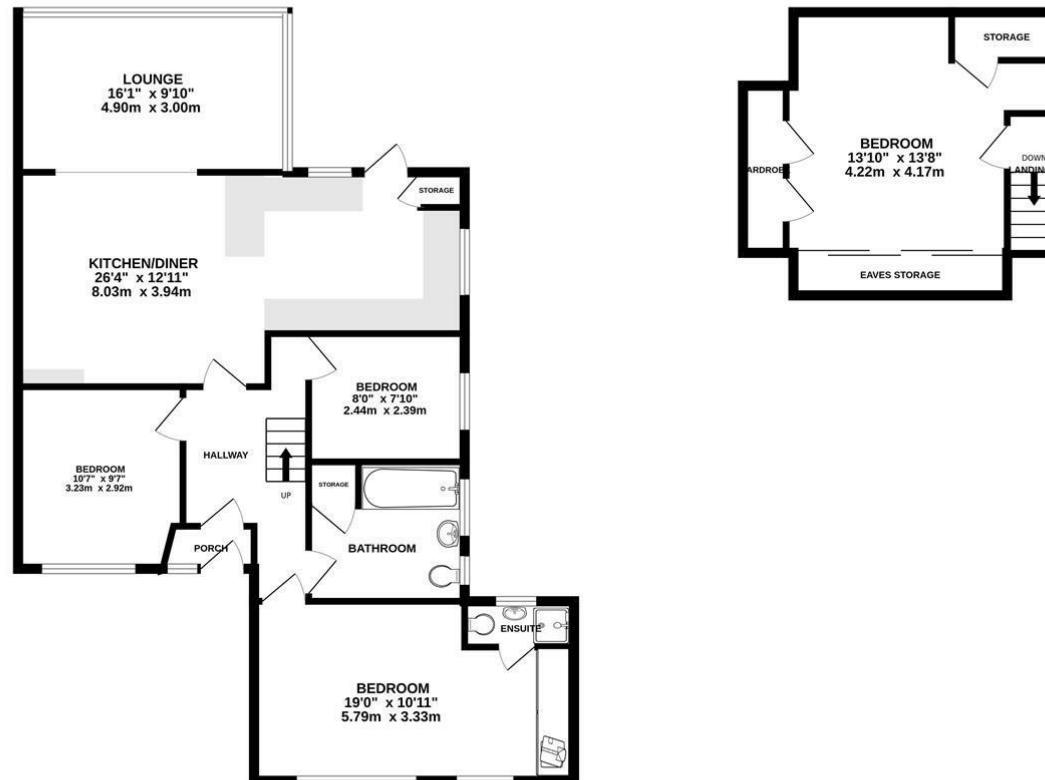
At the front of the property, a generously sized double bedroom benefits from built-in wardrobes and a sleek, contemporary ensuite shower room. Two further well-proportioned bedrooms and a stylish family bathroom complete the ground floor. Upstairs, a spacious fourth double bedroom offers excellent storage and flexibility for use as a guest room, office, or additional living space.

Outside, the beautifully maintained wrap around garden begins with a paved patio area, perfect for al fresco dining, leading to a neatly manicured lawn bordered by mature shrubs. A side gate provides access to a detached garage with two parking spaces. To the front, a block-paved driveway offers convenient off-street parking for up to four cars, while a small, landscaped garden enhances the property's curb appeal and a side entrance gives access to the rear garden.

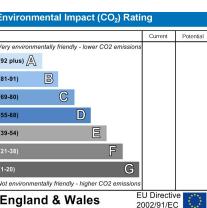
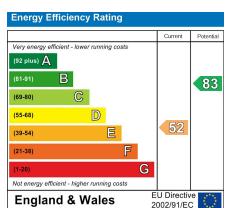


GROUND FLOOR
963 sq.ft. (89.5 sq.m.) approx.

1ST FLOOR
278 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA: 1242 sq.ft. (115.4 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 3RP

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

