



Keith  
Ashton

Long Ridings Avenue, Hutton  
Brentwood





## 97 LONG RIDINGS AVENUE

Hutton Brentwood, CM13 1EF

£550,000

We are delighted to bring to market this well-presented semi-detached family home, situated in the sought-after area of Long Ridings, less than a mile from Shenfield mainline station, offering excellent transport links into London. The property provides spacious accommodation including three bedrooms, a bright south-west facing rear garden and a detached garage. Ideally located for highly regarded local schools and within easy reach of Shenfield High Street, this home offers an excellent opportunity for families and commuters alike.

- SEMI-DETACHED FAMILY HOME
- SPACIOUS KITCHEN/DINER
- THREE BEDROOMS
- DETACHED GARAGE
- LESS THAN A MILE TO SHENFIELD STATION
- HIGHLY REGARDED SCHOOLS NEARBY
- OFF-STREET PARKING
- SOUTH-WEST FACING GARDEN





## Description

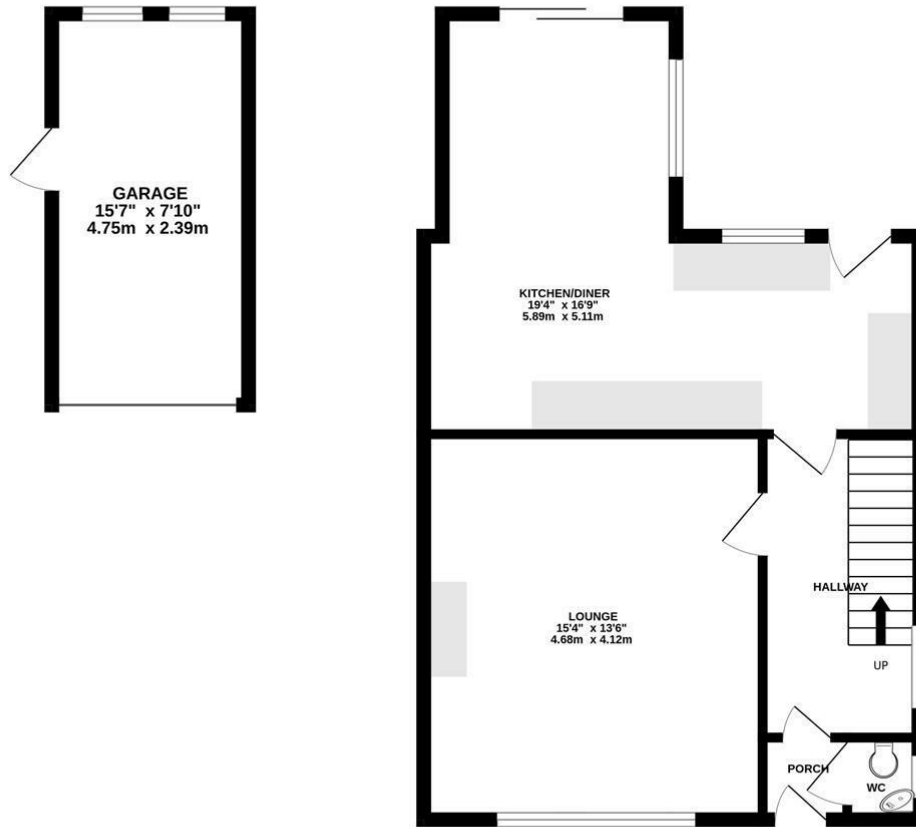
The accommodation begins with a porch opening into a welcoming entrance hall. To the front of the property, a spacious lounge provides a bright and comfortable space to relax. To the rear, the well-appointed kitchen is fitted with a range of eye and base level units and has been extended to create a generous dining area. This space benefits from dual-aspect windows and sliding doors, allowing for plenty of natural light and providing direct access to the rear garden. A ground-floor cloakroom completes the accommodation on this level.

To the first floor, the landing gives access to three well-proportioned bedrooms and a modern family bathroom.

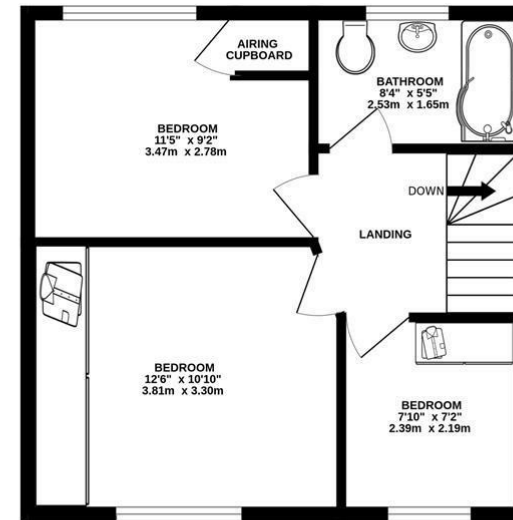
Externally, the south-west facing rear garden begins with a paved patio area and leads to a mainly lawned garden, complemented by an additional side seating area and access to the detached garage. To the front, a block-paved driveway provides off-street parking.



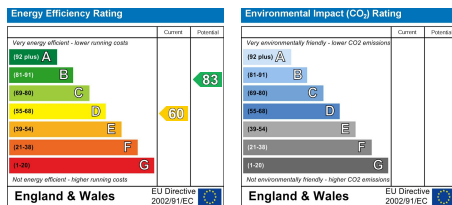
GROUND FLOOR  
664 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR  
393 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 1057 sq.ft. (98.2 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: CM13 1EF

### 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)

Brentwood  
Tel. 01277 260858

Village Office  
Tel. 01277 375757

Lettings Office  
Tel. 01277 202200

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