



**156 Ingrave Road  
Brentwood**

**MEACOCK & JONES**



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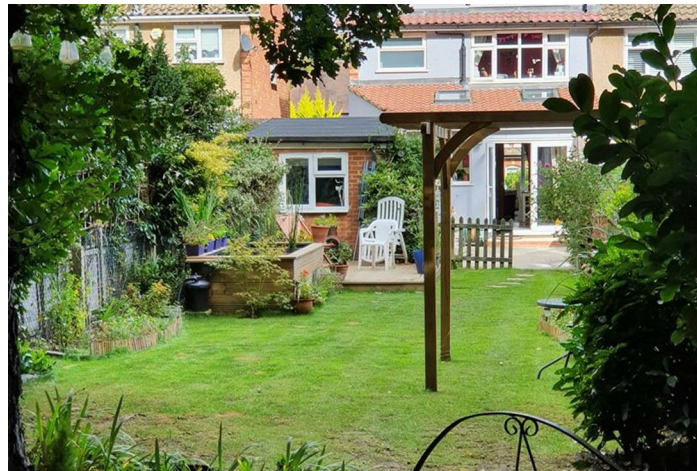
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**MEACOCK & JONES**

This attractive and spacious 3/4 bedroom property provides excellent all round family accommodation. The property is ideally placed in the lovely village of Ingrave and has a very large 160' rear garden that backs on to King Georges Playing Fields. Within easy reach of Brentood High Street and mainline railway station. Close to excellent schools.

**Offers in excess of £620,000**



From beneath a sheltered entrance a front door with glazed panel to side opens to:-

#### **Entrance Hall 20'4 x 6' (6.20m x 1.83m)**

A bright and spacious entrance into this lovely family home. An attractive wood strip flooring runs throughout. UPVC double glazed window to the side elevation. Radiator. A staircase rises to the first floor level. Built-in storage cupboards.

#### **Downstairs Cloakroom 6'2 x 3'6 (1.88m x 1.07m)**

This has been fitted with a white wash hand basin with vanity unit below and close coupled WC. Modern laminate flooring. Towel rail. Extractor.

#### **Lounge 14' x 11'7 (4.27m x 3.53m)**

An excellent spacious room with UPVC double glazed window overlooking the front elevation with radiator below. Coved cornice to ceiling. Wall lights. Continuation of laminate flooring. Double doors lead to the:-

#### **Dining Area 10'6 x 8'4 (3.20m x 2.54m)**

An attractive room of an ideal size for entertaining. Coving to ceiling. Radiator with ornamental cover. Leads into the:-

#### **Kitchen 11' x 13'10 (3.35m x 4.22m)**

An excellent kitchen/breakfast room comprehensively fitted with a fine quality range of contemporary style gloss units that comprise base cupboards, drawers and matching cabinets. A wooden worktop incorporates a one and a quarter bowl single drainer sink unit with mixer tap. Integrated appliances to remain include dishwasher, fridge-freezer, electric hob and single oven. Spotlights to ceiling. Light is drawn from french doors that lead to the superb rear garden. A UPVC double glazed window and two velux windows provide additional light. Tiling to floor. Underfloor heating.

#### **Utility Room 9'5 x 5' (2.87m x 1.52m)**

A spacious utility room fitted storage and space and

plumbing for domestic appliances. Houses the gas fired boiler.

#### **First Floor Landing**

A good size landing with UPVC double glazed window to the side elevation. Spotlights to ceiling. To one side of the landing is a useful study area.

#### **Bedroom Two 13'5 x 10'9 (4.09m x 3.28m)**

A spacious bedroom fitted with a UPVC double glazed window to the front elevation with radiator below. Coved cornice to ceiling. Wood effect flooring. Built-in wardrobes.

#### **Bedroom Three 11'1 x 10'11 (3.38m x 3.33m)**

Another good size double bedroom with UPVC double glazed window overlooking the un-overlooked rear garden. Coving to ceiling. Radiator.

#### **Family Bathroom 7'9 x 6'8 (2.36m x 2.03m)**

The family bathroom contains a 'P' shaped bath with shower attachment above and glass shower screen, close coupled WC and pedestal wash hand basin. Chrome towel rail. Spotlights to ceiling. Laminate wood strip flooring. UPVC obscure double glazed window to the rear elevation.

#### **Second Floor Landing**

Velux window.

#### **Master Bedroom 11'11 x 11'3 (3.63m x 3.43m)**

An attractive bedroom illuminated by UPVC double glazed french doors that open to a juliet style balcony overlooking the fabulous rear garden. Spotlights to ceiling. Two radiators.

#### **Walk-in Dressing Area/Bedroom Four 14'7 x 7'5 (4.45m x 2.26m)**

This area is currently being used as a dressing room though could easily be used as a bedroom. Two velux windows to the front elevation. Spotlights to ceiling. Radiator.

#### **En-suite Shower Room 8' x 5'11 (2.44m x 1.80m)**

This en-suite contains a tiled shower cubicle with wall mounted controls, white sink with two drawer vanity unit below and white WC. UPVC obscure double glazed window overlooking the rear elevation. Spotlights to ceiling. Extractor. Chrome towel rail. Tiling to floor.

#### **Music Room 11'7 x 7'4 (3.53m x 2.24m)**

The garage has been converted into a music room which has french doors and a UPVC double glazed window which overlooks the rear elevation. The front part of the room has storage which is a useful space for bikes etc.

#### **Rear Garden**

The is a very private woodland garden measuring approximately 160' in length. In two sections it commences with stepping stones that lead to a nice raised decked area, attractive pond and lawn area. Outside tap. Outside power and light. The second section of the the garden has a good number of established trees, shrubs and hedging all adding to the woodland feel of the setting. Ample space for a children's play area. Garden backs on to King George's Playing Fields. Side gate leads to the front garden.

#### **Front Garden**

The front garden has a driveway that provides off street parking for four to five vehicles to the front. The remainder of the garden is laid to lawn. Access to the shared drive that leads to the store room and rear garden.





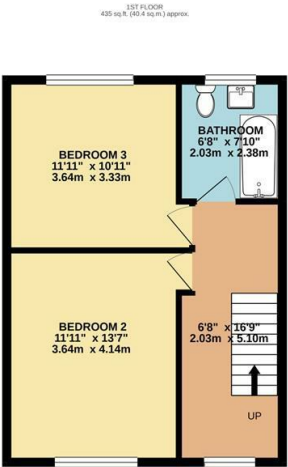
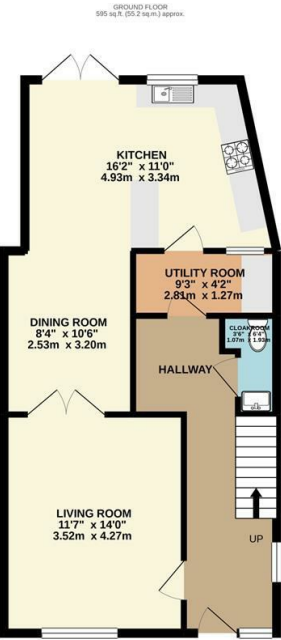












TOTAL FLOOR AREA : 1481 sq.ft. (137.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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