



Ingrave Road, Brentwood, Essex, CM15 8BA

£780,000

Beautifully extended by the current owners, this Edwardian semi-detached home now boasts a spacious open-plan living area that forms the true heart of the property. The standout feature is the stunning kitchen, fitted with premium fixtures and high-quality finishes to create a stylish and highly functional space ideal for cooking, hosting, and everyday living. This contemporary addition blends effortlessly with the home's original character, complemented by four bedrooms, a charming four-piece bathroom, and tastefully presented interiors throughout. With a private garden, off-street parking, and a sought-after Brentwood location just moments from the High Street and Mainline Station, offering fast Elizabeth Line services to London, this is a home ready to enjoy from the moment you step inside.



- **BEAUTIFUL PERIOD HOME WITH FOUR BEDROOMS**
- **EXCELLENT LOCAL PARKS AND WALKS WITHIN EASY REACH**
- **TASTEFUL DECOR THROUGHOUT WITH HIGH CEILINGS AND ORIGINAL FEATURES**
- **CONVENIENT LOCATION CLOSE TO BRENTWOOD HIGH STREET AND STATION**
- **NEATLY ATTENDED REAR GARDEN WITH MULTIPLE SITTING AREAS**
- **GROUND FLOOR WC**

## Ground Floor

### Entrance

A composite entrance door with two obscure glazed inserts leads to the entrance hallway.

### Entrance Hallway

The entrance hallway has patterned ceramic tiles and a staircase that rises to the first floor landing. There is a radiator with decorative cover and the walls have been panelled to half height. Beneath the stairs are bespoke storage cupboards.

### Ground Floor WC

There is a continuation of the patterned tiles from the entrance hallway, a low flush WC and corner vanity wash hand basin with shaker style cupboard beneath.

### Living Room



3.71m x 3.48m (12' 2" x 11' 5") Situated at the front of the property this beautiful reception room can be closed off from the rest of the property with sliding glazed screens. The room itself has a walk in bay window with fitted shutter and an attractive cast iron fireplace. Fitted alcove cupboard.

### Open Plan Kitchen / Dining / Living Room



The current owner has lovingly extended the property to the rear and has created a simply stunning open plan space that lends itself to entertaining friends and family.

### Dining Area



The dining area has panelling to the walls, coved cornice to the ceiling, wood effect flooring and a radiator.

### Kitchen Area



The kitchen itself has been beautifully fitted with stunning shaker style units that are tastefully painted in green and are topped with Calacatta gloss work surfaces and feature gold-toned handles. There are built-in appliances that include a single oven, a combination oven and microwave, fridge freezer and a dishwasher. There is also a cupboard housing the gas boiler. The kitchen features a central island unit that adds worksurface and creates a breakfast bar, there is a partially vaulted ceiling with contemporary glazing to the roof.

## Living Area



The living area completes open plan space with crittal style glazed doors that overlook the rear garden. There is a raised skylight window, a vertical radiator and a continuation of the wood effect flooring.

## First Floor

### Landing

Staircase rises to a second floor landing, recessed spot lighting.

### Bedroom 1



10' 4" x 14' 11" (3.15m x 4.54m) A bright master bedroom which draws light from three double glazed sash windows overlooking a wooded copse. Radiator, coved cornice to ceiling and picture rail.

## Bedroom 2



11' 11" x 9' 6" (3.63m x 2.90m) A good sized bedroom with a double glazed sash window to the rear elevation, there is a radiator and coved cornice to the ceiling.

### Family Bathroom



8' 9" x 7' 4" (2.67m x 2.24m) A good sized family bathroom which benefits from a four piece suite with a walk in shower enclosure, glazed screen which has wall mounted temperature and pressure controls. There is a free standing roll top ball and claw bath with centrally mounted hot and cold mixer taps and hand shower attachment. A period high level WC and a matching pedestal wash hand basin. The walls and flooring are tiled and there is a coved cornice to smooth plastered ceiling with recessed spot lighting. There is a double glazed sash window, the lower level of which is obscured and the top half overlooks the rear garden.

## Second Floor

### Landing

Double glazed circular window and large eaves storage cupboard.

## Bedroom 3



9' 6" x 13' 4" (2.90m x 4.06m) Another good sized bedroom with two double glazed window's overlooking the front elevation. There are two eaves storage cupboards and a radiator.

## Bedroom 4



8' 9" x 9' 1" (2.66m x 2.78m) Views over the rear garden via a double glazed window which has a radiator set below.

## Exterior

### Rear Garden



The rear garden has been recently landscaped to include new paving and fences. Steps that are retained with large sleepers lead up to an area laid to lawn and terrace at the rear.

### Front Garden

There is a small and independent driveway which provides off street parking for one vehicle.

### PROPERTY MISDESCRIPTIONS ACT 1991

The Agents not tested any apparatus, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Adviser. References to the Tenure of the property are based on information supplied by the Vendor. The agent has not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.