



85 INGRAVE ROAD BRENTWOOD, CM15 8BA

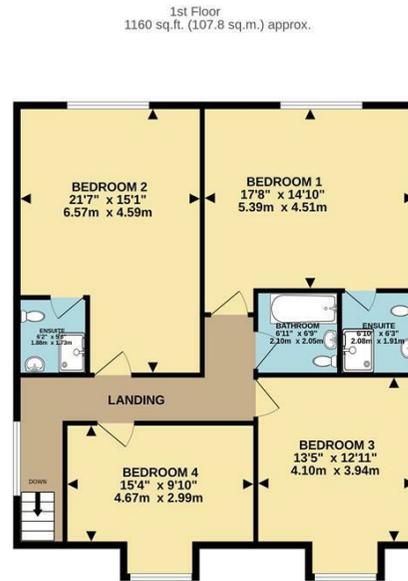
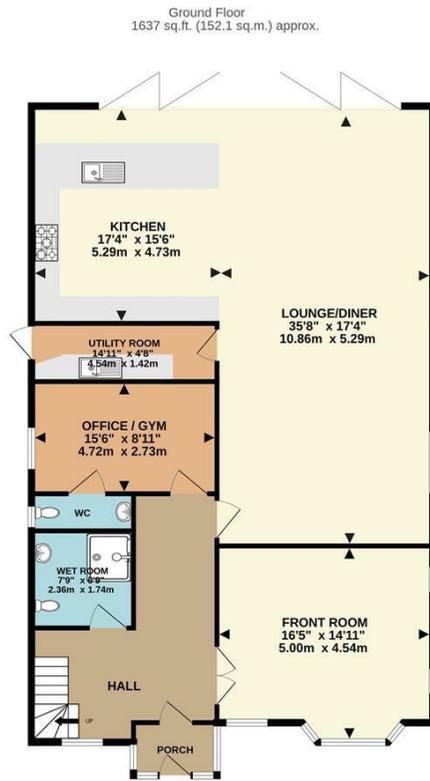
£1,275,000
FREEHOLD

Thomas Marsh is proud to present this stunning modern detached 4-bedroom house, which has been thoughtfully extended and refurbished by the current owners to a high specification. Conveniently located within 0.5 miles of Brentwood High Street, this property is ideal for families, especially with its close proximity to Brentwood Private School, Brentwood County High School, and Brentwood Ursuline School.

Spanning just under 3000 square feet, the house features a versatile and deceptively spacious layout. The accommodation begins with an impressive entrance hall, leading to a spacious living room and a home office/gym, complemented by a modern wet room. The heart of the home is the superb kitchen family room, perfect for entertaining and suited for modern living.

On the first floor, you'll find four double bedrooms, two of which include ensuite bathrooms, alongside a further modern family bathroom. The property is set back from the road, behind gates,

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TOTAL FLOOR AREA: 2797 sq.ft. (259.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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