



Keith  
Ashton Land & New Homes

Danes Way, Pilgrims Hatch  
Brentwood



# 3 DANES WAY

Pilgrims Hatch Brentwood, CM15 9JS

Guide Price £570,000



\*\* GUIDE PRICE £570,000-£590,000 \*\* We are delighted to bring to market this brand new detached family home in the popular Pilgrims Hatch area. These lovely homes are within walking distance of Larchwood Primary School with its 'Outstanding' Ofsted rating, and just a short drive or bus journey of other well-regarded Primary and Secondary Schools. Brentwood High Street and Mainline train station with fast trains into London is just under 2 miles, as is Weald Country Park, Bishops Hall Park, and Larkins Playing Fields. Each property has been designed and fitted to a high specification throughout and has modern open plan living accommodation to the ground floor, and three bedrooms to the first floor, along with a lovely family bathroom with Jacuzzi bath and an en-suite shower room. Landscaped gardens sit to the front and rear of the property, and ample off-street parking is provided on your own block paved driveway. 10 Year NHBC warranty provided.

- BRAND NEW 3 BEDROOM FAMILY HOME
- 10 YEAR NHBC WARRANTY
- EN-SUITE TO MASTER BEDROOM
- LUXURY FAMILY BATHROOM
- OPEN PLAN GROUND FLOOR ACCOMMODATION
- BEAUTIFULLY FITTED KITCHEN
- SOUTH WEST FACING GARDEN
- OFF STREET PARKING



An open porch to the front gives access into the hallway, where you will find stairs rising to the first floor. There is a ground floor cloakroom which has been fitted in a modern two-piece suite, comprising: low flush w.c. and wash hand basin. The hallway opens to a large, bright living room measuring in the region of 27'3 x 17'6 with bi-folding doors spanning the width of this room and opening onto the rear garden. There is a large under stairs storage cupboard. A modern and well fitted kitchen with white, wall and base units with stone work surfaces, is open plan to the living area. Bosch integrated appliances include double oven, gas hob with extractor above and fridge/freezer. There is underfloor heating to the ground floor.

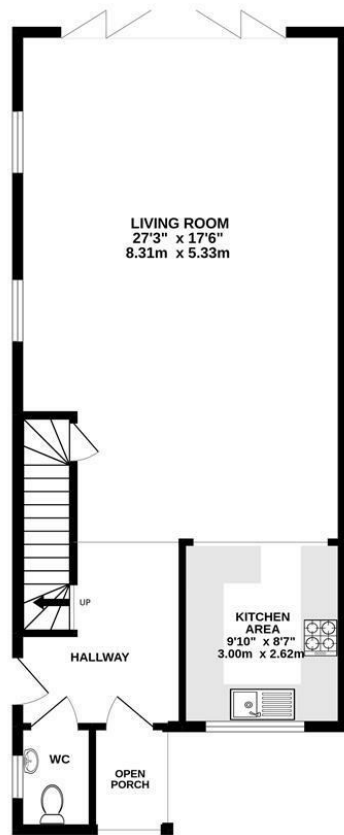
Rising to the first floor there is a further storage cupboard. There are three well proportioned bedrooms, two which overlook the rear of the property. Bedroom one overlooks the front of the property and has the benefit of an en-suite shower rooms, with corner shower cubicle, pedestal wash hand basin and close coupled w.c. A modern family bathroom has a luxury jacuzzi bath with shower over, pedestal wash hand basin and close coupled w.c.

Externally, the properties have landscaped gardens to the front and rear. The rear garden faces Southwest and has side pedestrian access, whilst to the front off-street parking provided on your own block paved driveway. For peace of mind a 10 year NHBC warranty is provided.

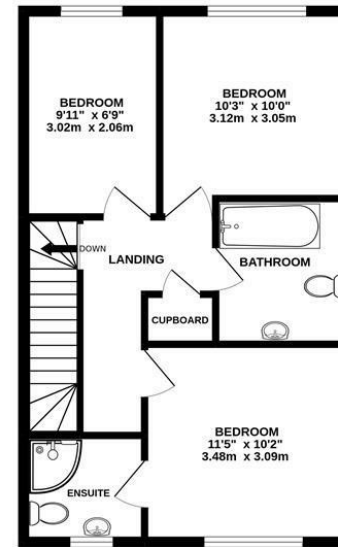
Note: Stamp duty will not be paid on any additional home purchase



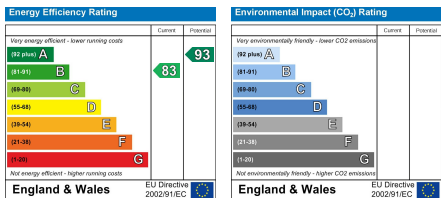
GROUND FLOOR  
690 sq.ft. (64.1 sq.m.) approx.



1ST FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 1183 sq.ft. (109.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix CS222



**SERVICES:**

Local Authority: Brentwood  
Council tax band: F  
Post code: CM15 9JS

**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 OFFICIAL 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.