



**Keith
Ashton**

Crow Green Lane, Pilgrims Hatch
Brentwood



12 CROW GREEN LANE

Pilgrims Hatch Brentwood, CM15 9RL

Positioned on the periphery of Pilgrims Hatch and within walking distance of not only South Weald Country Park but also the many country walks and open fields is this beautifully decorated three-bedroom family home. Ideally situated just a short drive away from Brentwood's Town Centre and access to either Shenfield or Brentwood's mainline station. The property occupies a good size plot with excellent scope for further development (STC). There are three bedrooms, a spacious reception room, a modern kitchen, conservatory, and a family bathroom. Externally there is a well-maintained rear garden whilst the front offers off street parking by way of a private driveway.

- THREE BEDROOMS
- OFF STREET PARKING
- SOUGHT AFTER LOCATION
- LARGE REAR GARDEN
- CONSERVATORY
- CLOSE TO BRENTWOOD MAINLINE TRAIN STATION
- SOUTH WEALD COUNTRY PARK NEARBY
- SPACIOUS RECEPTION ROOM

Guide Price £425,000



Description

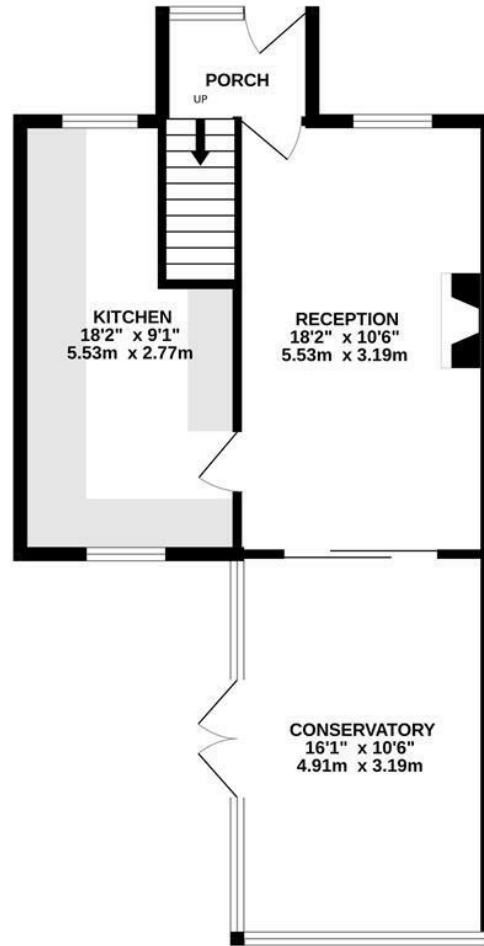
The internal accommodation commences with a purpose-built porch giving access to a well-decorated reception room with a feature fireplace to centre, a bright and airy space with plenty of natural light entering the room from the conservatory that is accessed via sliding doors from the reception and overlooks the rear garden. Located adjacent to the main reception room is the kitchen, comprising a range of above and below-counter storage units, ample worktop space and various integrated appliances. There is also further access to the rear garden from here.

Rising to the first floor there are three bedrooms, two of which are double and a further single. The master is of fantastic size and along with bedroom three, is positioned at the front of the property whilst the second bedroom is located at the rear and has fantastic views of the garden. Completing the internal layout is the family bathroom which is finished to an exceptional standard and fitted with a modern white suite comprising a panelled bath with shower over, wash hand basin, back to wall WC and separate walk in shower with an obscure glazed window to the rear aspect.

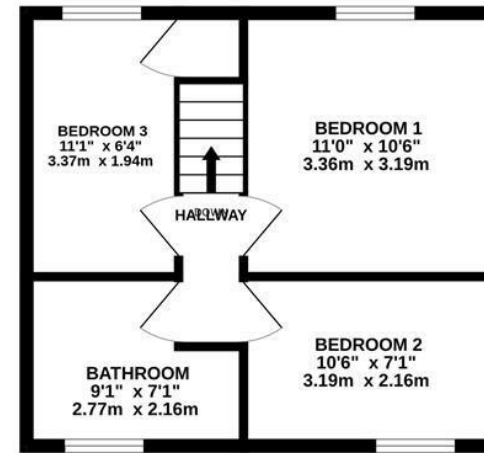
Externally the property enjoys a large rear garden that commences with a paved patio area with the remainder laid principally to lawn with mature, well-stocked shrub borders. To the front of the property is a brick paved driveway with off-street parking for two vehicles, with the addition of a nearby garage in a block.



GROUND FLOOR
545 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR
355 sq.ft. (32.9 sq.m.) approx.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Target	Current	Target
Very energy efficient - lower running costs 82 plus A		Very environmentally friendly - lower CO ₂ emissions 82 plus A	
81-81 B		81-81 B	
79-80 C		79-80 C	
74-78 D		74-78 D	
69-73 E		69-73 E	
64-68 F		64-68 F	
59-63 G		59-63 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
71	87		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 900 sq.ft. (83.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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ndays: 10AM - 2PM

in-house Independent Financial Adviser
with the benefit of choice. For



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