



**Keith  
Ashton**

Cadogan Avenue, West Horndon  
Brentwood



## 64 CADOGAN AVENUE

West Horndon Brentwood, CM13 3TX

Guide Price £650,000

Situated in a wonderful position backing the park in the ever popular village of West Horndon, within easy reach of the C2C line station with direct access to Fenchurch Street is this beautifully presented three/four-bedroom semi-detached family home. Internally the property boasts a modern kitchen with the addition of a dining room, study and a spacious lounge. There is also a ground floor shower room. To the first floor there are two double bedrooms, and a family bathroom. There is an exceptionally large rear garden that includes a purpose built outbuilding, with bi-folding doors that provide a great entertaining space. At the front of the property there is a private driveway, offering off street parking.

- SEMI-DETACHED FAMILY HOME
- KITCHEN/BREAKFAST ROOM
- OUTBUILDING
- OFF STREET PARKING
- SOUGHT AFTER VILLAGE LOCATION
- SHOWER ROOM & FAMILY BATHROOM
- LARGE REAR GARDEN
- CLOSE TO THE STATION



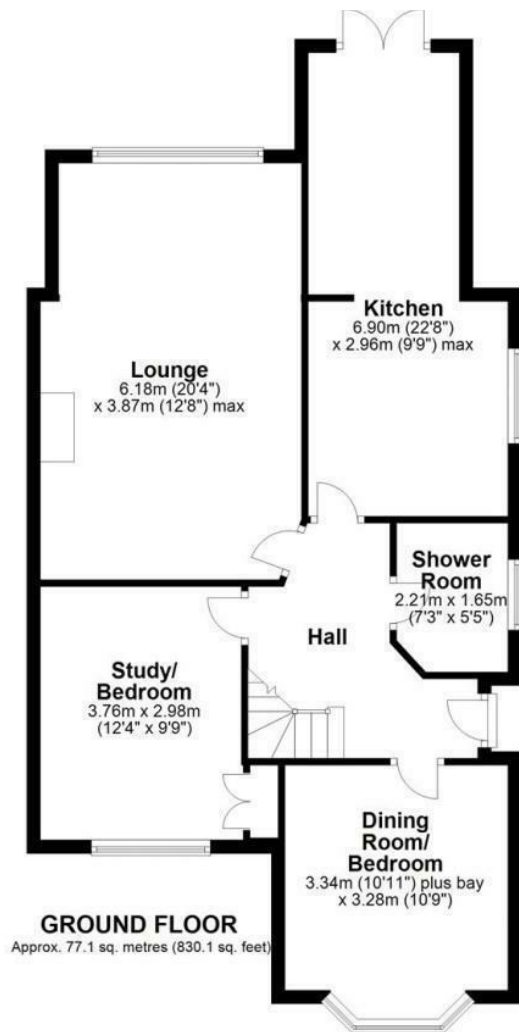
## Description

The accommodation commences with a spacious entrance hallway giving access to the extended lounge, kitchen and dining room along with a study/bedroom and ground floor shower room. The main reception room is a bright and airy space, welcoming plenty of natural light from double doors at the rear and features a fireplace to centre. The kitchen offers black, high gloss eye and base level storage units, ample granite kitchen work tops and space for integrated appliances. There is a dining room at the front of the property, and a further room that is currently used as a study both rooms of which could be transformed into bedrooms if required.

Rising to the first floor there two well proportioned double bedrooms both with fitted storage and finally, there is the large contemporary family bathroom that boasts a white suite comprising a bath, wash hand basin and wc.

Externally there is a large rear garden with a well-maintained lawn, a paved area, perfect for outdoor dining/entertaining, there is a gate at the rear which gives access to the park. To the front of the garden, there is a purpose built outbuilding, convenient for extra storage and providing another space for entertaining. This property enjoys a driveway providing off-street parking to the front for multiple cars.





**FIRST FLOOR**  
Approx. 40.7 sq. metres (438.3 sq. feet)

THIS PLAN IS FOR ILLUSTRATIVE LAYOUT PURPOSES ONLY. ALL MEASUREMENTS ARE APPROXIMATE Copyright J.C. Davies  
Plan produced using PlanUp.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Target	Present	Current	Target	Present
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) <b>A</b>			(81-91) <b>A</b>		
(61-80) <b>B</b>			(61-80) <b>B</b>		
(41-60) <b>C</b>			(41-60) <b>C</b>		
(21-40) <b>D</b>			(21-40) <b>D</b>		
(11-20) <b>E</b>			(11-20) <b>E</b>		
(1-10) <b>F</b>			(1-10) <b>F</b>		
0 <b>G</b>			0 <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

**SERVICES:**

Local Authority: Brentwood  
Council tax band:  
Post code: CM13 3TX

**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 officially 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. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website [www.keithashton.co.uk](http://www.keithashton.co.uk)

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**Village Office**  
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