



**Keith  
Ashton**

Crow Green Lane, Pilgrims Hatch  
Brentwood



## 46 CROW GREEN LANE

Pilgrims Hatch Brentwood, CM15 9RL

Located on the outskirts of Pilgrims Hatch, this attractive three-bedroom mid terrace property situated in a lovely position and is conveniently located for local schools and amenities, whilst being within a short distance of South Weald country park.

£420,000

- THREE BEDROOM MID TERRACE HOME
- LANDSCAPED GARDEN
- OVERLOOKING GREEN FIELDS
- WALKING DISTANCE TO LARCHWOOD PRIMARY SCHOOL
- CLOSE PROXIMITY TO COUNTRY PARK
- OPEN PLAN LIVING / DINING ROOM
- SHORT DRIVE TO BRENTWOOD HIGH STREET
- FULLY TILED SPACIOUS SHOWER ROOM



## Description

As you enter this property, to the left you'll find the large open plan living and dining room with attractive bay window to the front and large sliding doors looking out to the garden. To the right is the bright spacious kitchen with tiled floor and light-coloured wall and base units.

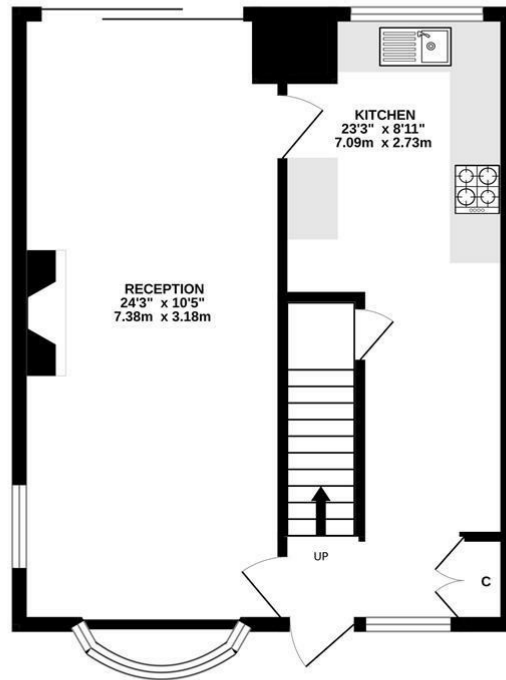
Rising to the second floor you'll find three well presented bedrooms and a spacious shower room.

Externally there is a neatly lawned front and to the rear a attractive low maintenance garden backing onto green fields.

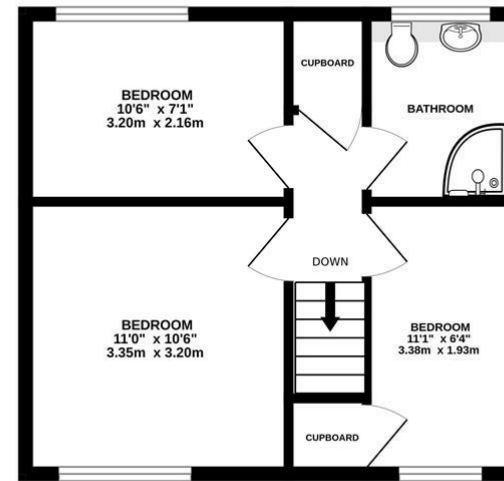
This property benefits from being close to local country parks and walks as well as local shops and schools. It is also a short drive from Brentwood high street and mainline railway station.



**GROUND FLOOR**  
464 sq.ft. (43.2 sq.m.) approx.



**1ST FLOOR**  
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
Very energy efficient - lower running costs (82 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (82 plus) <b>A</b>	
(61-81) <b>B</b>		(61-81) <b>B</b>	
(49-60) <b>C</b>		(49-60) <b>C</b>	
(35-48) <b>D</b>		(35-48) <b>D</b>	
(29-34) <b>E</b>		(29-34) <b>E</b>	
(17-28) <b>F</b>		(17-28) <b>F</b>	
(1-16) <b>G</b>		(1-16) <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	

**SERVICES:**

Local Authority: Brentwood  
Council tax band:  
Post code: CM15 9RL

**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)

**Brentwood**  
Tel. 01277 260858

**Village Office**  
Tel. 01277 375757

**Lettings Office**  
Tel: 01277 202200

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