



Keith  
Ashton

Wingway,  
Brentwood





## 8 WINGWAY

Brentwood, CM1 4 4XW

\*\* GUIDE PRICE £475,000 - £500,000 \*\*

This four bedroom, three storey family home is located in a cul-de-sac position within easy reach of Brentwood High Street and Mainline Railway Station (Offering access to the Elizabeth line with trains direct into the city and west end). The bright spacious property boasts a modern open plan kitchen, living and dining room along with a further separate living room on the first floor. Situated within walking distance of St Helens, St Thomas' and Beckett Keys Schools this well presented house is ready for the next family to call it home.

- FOUR BEDROOM FAMILY HOME
- WALKING DISTANCE TO ST HELENS AND ST THOMAS' PRIMARY SCHOOLS
- WELL PRESENTED THROUGHOUT
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- CLOSE PROXIMITY TO BECKET KEYS SECONDARY SCHOOL
- UNDERFLOOR HEATING
- OPEN PLAN KITCHEN AND FAMILY ROOM
- ATTRACTIVE ENCLOSED GARDEN ROOM

Guide Price £475,000 - £500,000





## Description

On entrance of this property the neutrally decorated hallway with wooden style flooring gives access to the modern kitchen with white gloss base and wall units, stylish pale grey tiling and integrated appliances including two ovens, two fridges and freezer. Leading through to the dining and lounge area this space is bathed in natural light and includes underfloor heating to the entire area. Two sets of French doors open out to the patio area and enclosed garden. You'll also find a cloakroom and additional storage cupboards finishing this ground floor space.

Rising to the first floor, there is an additional spacious living room looking out to the front of the property. A single bedroom looking out to the back and a modern family bathroom, fully tiled, with his and hers, white circular sinks set onto an attractive storage pedestal and bath with both rain shower and conventional shower head.

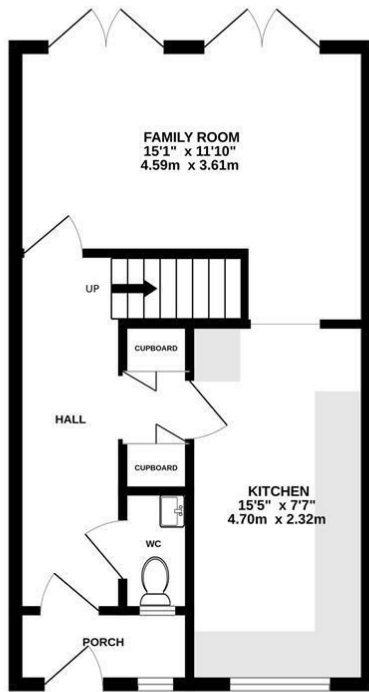
Heading up to the top floor are three further bedrooms all beautifully decorated. The master bedroom has fully fitted wardrobes and large window overlooking the rear garden. Ladder access to the loft can be found on the landing and gives additional storage space along with housing the combi-boiler.

Externally the attractive rear garden is nicely enclosed and contains patio area, lawn and raised flower beds. To the front of the property the driveway has parking for two cars.

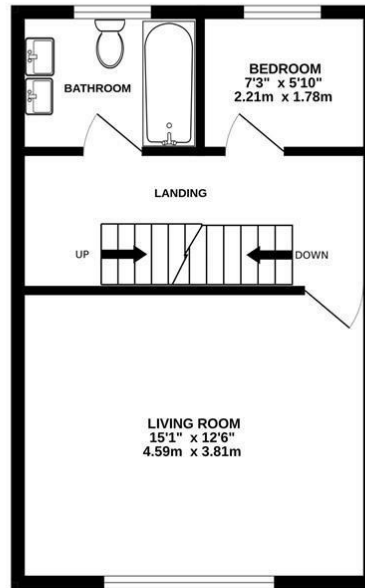




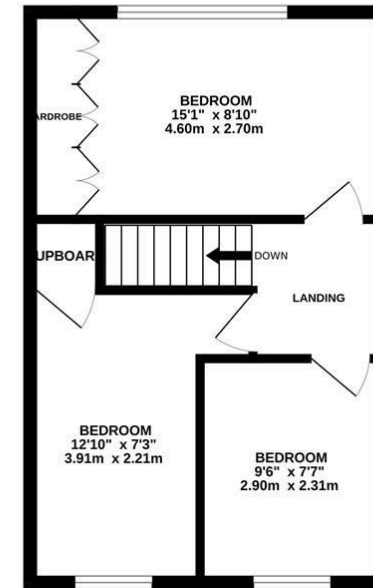
GROUND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



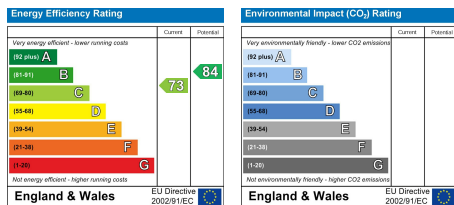
1ST FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



2ND FLOOR  
368 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 1146 sq.ft. (106.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**SERVICES:**

Local Authority: Brentwood  
Council tax band: D  
Post code: CM14 4XW

**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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Tel. 01277 375757

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