



**Keith
Ashton**

Larchwood Gardens, Pilgrims Hatch
Brentwood



53 LARCHWOOD GARDENS

Pilgrims Hatch Brentwood, CM15 9NG

We are delighted to bring to the market this well presented three bedroom, link detached family home located within the sought after location of Pilgrims Hatch, Brentwood. This property enjoys the benefits of a vibrant community with excellent local amenities. Perfectly positioned close to local amenities and the highly regarded Larchwood Primary School, this offers an ideal living environment for a growing family. Internally the property comprises a spacious living room, open-plan kitchen/breakfast room and a separate dining room. There are three bedrooms (with an ensuite to the master) and a finally a family bathroom. Externally there is a large rear garden, a brick paved drive way to the front and car port.

- THREE BEDROOMS
- WITHIN CATCHMENT FOR LARCHWOOD PRIMARY SCHOOL
- CLOSE TO BRENTWOOD HIGH STREET
- BRENTWOOD MAINLINE STATION NEARBY
- INTEGRAL GARAGE & OFF STREET PARKING
- ENSUITE TO MASTER BEDROOM
- LARGE REAR GARDEN
- SEPARATE DINING ROOM

Guide Price £500,000



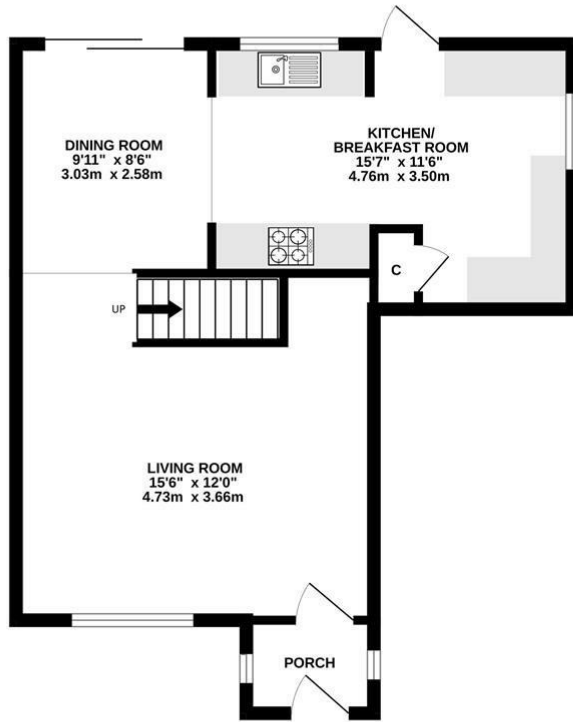
Description

The internal accommodation offers a well-designed layout that maximizes space and light. The lounge provides a space for family relaxation, a bright and cosy room that enjoys plenty of natural light from a window to the front and sliding doors to the rear of the room. There is an open plan kitchen/breakfast room that is the heart of the home, comprising eye and base level storage units, ample worktop surface and room for appliances. The separate dining room allows for a table and chairs and has sliding doors giving access to the garden.

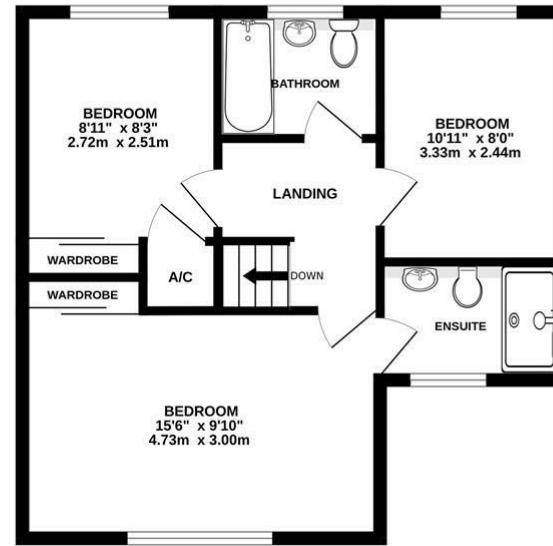
Rising to the first floor via stairs situated in the living room you will find three sizable double bedrooms, two of which have fitted wardrobes and the master bedroom also enjoys an ensuite shower room. The family bathroom is complete with bath, wash hand basin and closed coupled WC with vanity storage cabinet to surround. Externally the property enjoys a large rear garden, commencing a paved entertaining area with the remaining laid principally to lawn. To the front of the property there is a brick paved driveway and a car port providing off street parking.



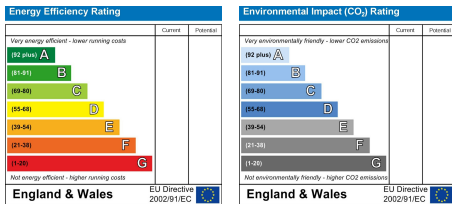
GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 987 sq.ft. (91.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:

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

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



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

Brentwood
Tel. 01277 260858

Village Office
Tel. 01277 375757

Lettings Office
Tel. 01277 202200

Explore more @ www.keithashton.co.uk