



**Keith
Ashton**

Victors Crescent, Hutton
Brentwood



16 VICTORS CRESCENT

Hutton Brentwood, CM13 2HZ

New to the market comes this superbly presented two bedroom terraced house that benefits from a garage in block with a parking space. Located in a quiet turning in the popular area of Hutton within close proximity of Shenfield station with frequent fast trains into London Liverpool Street and Elizabeth line direct to the West End. The property boasts a spacious lounge/diner, kitchen, two double bedrooms and a family bathroom.

£400,000

- WITHIN CATCHMENT OF ST MARTINS SCHOOL
- UNDER STAIRS STORAGE
- SHENFIELD MAINLINE STATION CLOSE BY
- GOOD LOCAL AMENITIES
- TWO DOUBLE BEDROOMS
- GARAGE AND PARKING
- BEAUTIFUL OUTHOUSE WITHIN THE REAR GARDEN
- SPACIOUS LOUNGE



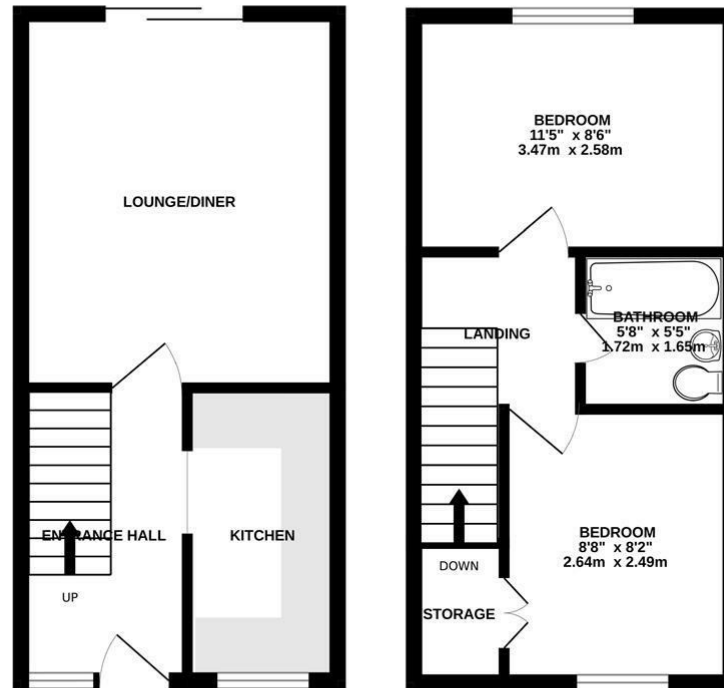
Description

The property commences with a welcoming entrance hall, providing under-stair storage cupboards as well doors to the kitchen and lounge. The spacious, 13'5 x 11'5 lounge/diner provides access into the garden which is beautifully unoverlooked thanks to the greenery at the rear. To the first floor are two double bedrooms, one with built in wardrobes, and a family bathroom comprising of a bath with shower above, WC and wash basin. Externally the rear garden is principally laid to lawn and provides a beautiful outhouse with power and light, perfect for a home office.



GROUND FLOOR
273 sq.ft. (25.4 sq.m.) approx.

1ST FLOOR
273 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 546 sq.ft. (50.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Target	Current	Target
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(54-68) D		(54-68) D	
(39-53) E		(39-53) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

SERVICES:

Local Authority: Brentwood
Council tax band: D
Post code: CM13 2HZ

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

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