



Keith  
Ashton

Woodland Avenue, Hutton  
Brentwood



## 73 WOODLAND AVENUE

Hutton Brentwood, CM13 1HG

Situated in the popular Hutton area, just a short walk of Shenfield Broadway and the Mainline Railway Station, is this well presented two bedroom semi-detached bungalow on a good-sized plot with a lovely outlook to the rear and with the added benefit of its own driveway.

- Well presented semi detached bungalow
- Two bedrooms
- Good sized garden
- Own driveway leading to garage
- Conservatory
- Modern bathroom
- Attractive fitted kitchen/breakfast room
- Walking distance of Shenfield Station



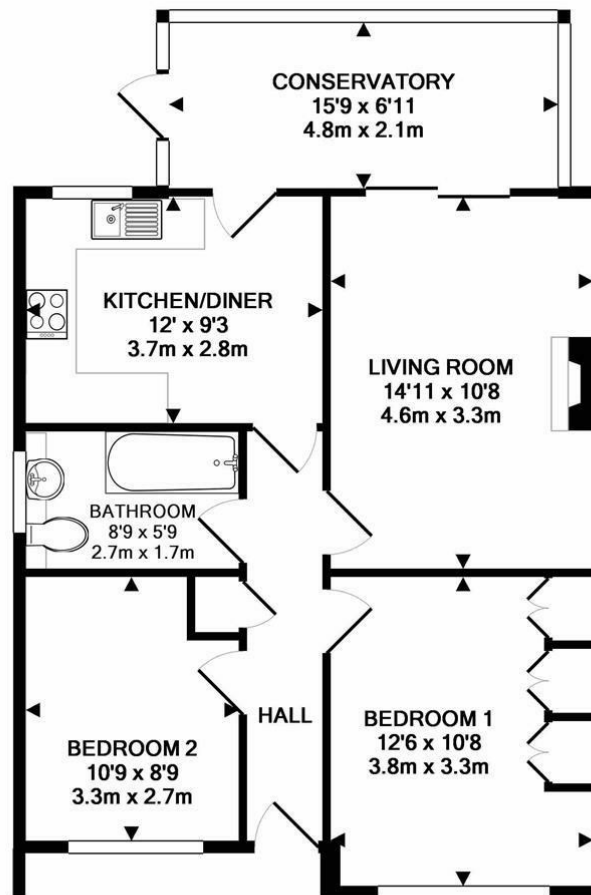
## Description

A double glazed UPVC entrance door gives access to the hallway, with doors to all rooms. Both bedrooms are situated to the front of the property, with the master having built-in wardrobes. To the rear, you will find the good-sized lounge/diner with feature fireplace and patio doors leading to the conservatory which runs across the back of the bungalow and offers attractive views over the garden. The kitchen/breakfast room is attractively fitted and has a further door that leads to the conservatory. You will also find a recently refitted shower room with large walk in shower tray and white suite off the hallway.

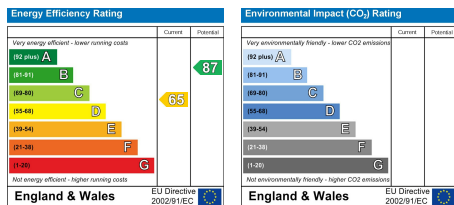
The landscaped rear garden is a good size and is largely unoverlooked. It is mainly laid to lawn with a paved area and shed to remain. The garage is accessed by the private drive from the front, giving plenty of off-street parking.

With its ideal location and generous sized plot, it offers in our opinion, excellent scope for further development (stp),





TOTAL APPROX. FLOOR AREA 711 SQ.FT. (66.0 SQ.M.)  
 THIS PLAN IS FOR ROOM IDENTIFICATION ONLY, AND ITS ACCURACY IS NOT GUARANTEED. [www.epcsinsex.co.uk](http://www.epcsinsex.co.uk)  
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**SERVICES:**

Local Authority: Brentwood  
 Council tax band: D  
 Post code: CM13 1HG

**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  
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