



**Keith  
Ashton**

Tilbury Road, West Horndon  
Brentwood



## 3 OLD MILL COTTAGES TILBURY ROAD

West Horndon Brentwood, CM13 3LU

\*\*\*Guide Price £575,000 - £625,000\*\*\* We are pleased to bring to market this wonderful three-bedroom Old Mill Cottage which has been heavily extended and is full of character whilst also providing a lovely modern living space. Situated within the village of West Horndon, this semi-detached family home is within walking distance of local shops, amenities and West Horndon train station. The property is surrounded by greenery and is offered with No Onward Chain we recommend viewing to fully appreciate this rare opportunity.

Guide Price £595,000 - £625,000

- NO ONWARD CHAIN
- WALKING DISTANCE TO WEST HORNDON STATION
- AMPLE OFF STREET PARKING
- FULL OF CHARACTER
- EASY REACH OF VILLAGE SHOPS AND AMENITIES
- SURROUNDED BY GREENERY
- DOUBLE GARAGE WITH UTILITY AREA
- BACKING ONTO DUNTON HILLS GOLF COURSE



## Description

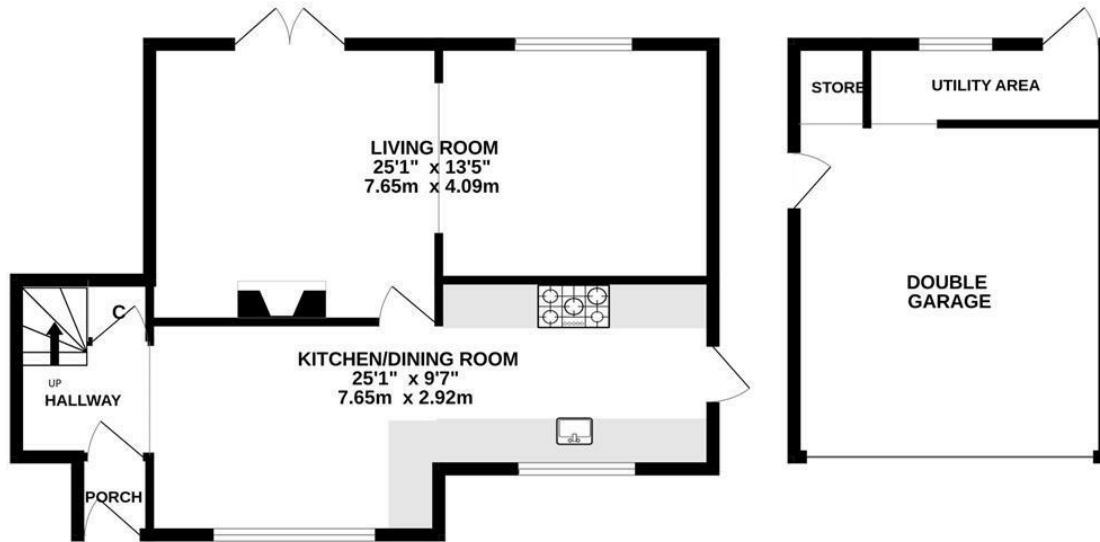
Upon entrance the porch leads into the hallway which gives access to the bright, modern kitchen with spacious dining area. The kitchen benefits from an abundance of shaker style wall and base units, butler sink and plenty of worktop space and has a stable style doorway leading out to the side of the property. The living room spans the width of the property and is full of character with its wooden beams and feature fireplace with log burning stove. Double French doors lead out to the rear garden from this impressive family room.

Rising to the first floor, the landing provides access to all rooms. The principal bedroom benefits from fitted wardrobes and a dual aspect outlook with windows to the front and back of the property. You'll find a further two good size bedrooms along with the spacious family bathroom fitted with panelled bath, separate shower unit, wash basin and WC.

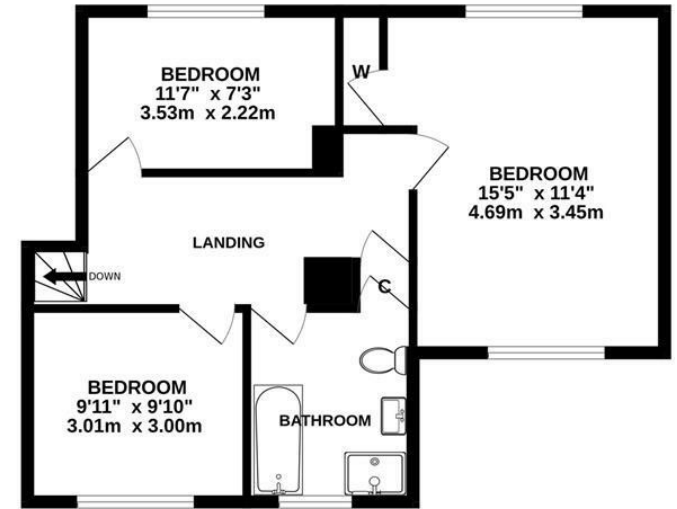
Externally, the detached double garage with up and over door provides a wonderful workshop/storage space whilst also having an added utility area with access out to the garden. The front drive spans the property providing ample off-street parking. The rear garden is of good size and starts with a decked seating area with the rest laid to lawn. Mature shrubs surround this pretty outdoor space.



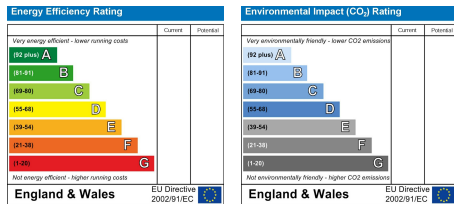
GROUND FLOOR  
836 sq.ft. (77.7 sq.m.) approx.



1ST FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 1361 sq.ft. (126.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024



**SERVICES:**

Local Authority: Brentwood  
Council tax band: E  
Post code: CM13 3LU

**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

Explore more @ [www.keithashton.co.uk](http://www.keithashton.co.uk)