



Keith  
Ashton

Honeypot Lane,  
Brentwood





## 45 HONEYPOT LANE Brentwood, CM14 4QX

Laying to the west of Brentwood Town Centre, in a sought-after location bordering the Homesteads, is this spacious, well presented family home with two large outbuildings and great entertaining spaces throughout the garden. The current owners have built a large entertaining Pub / Games room, great for entertaining family and friends, the second big outdoor building is used as a gym / outdoor office. Both come fully equipped with electrics, heating and internet. Between the outdoor buildings there is a toilet facility. The property sits a mile from Brentwood's Mainline train station and is within the outstanding rated St Peter's primary school catchment area.

- ST PETERS SCHOOL CATCHMENT
- BEAUTIFUL UNOVERLOOKED GARDEN
- EV CHARGER
- WITHIN A MILE OF BRENTWOOD TRAIN STATION
- AMPLE PARKING
- CLOSE TO SOUTH WEALD COUNTRY PARK
- FOUR BEDROOMS
- SOUGHT AFTER LOCATION
- GAMES ROOM AND OUTSIDE OFFICE

Offers In Excess Of £850,000





## Description

As you enter into 45 Honeypot Lane you come into the hallway with stairs rising to the first floor. The lounge has a feature fireplace and French doors leading to the Conservatory with spectacular views over the gorgeous garden and double doors leading out to the patio area. The dining room also has double doors leading out to the patio.

The kitchen is fitted with 'Shaker' style kitchen units with Range cooker. Window over looks the front and a door leading to the back garden. To the ground floor is a two piece cloakroom fitted with a white suite.

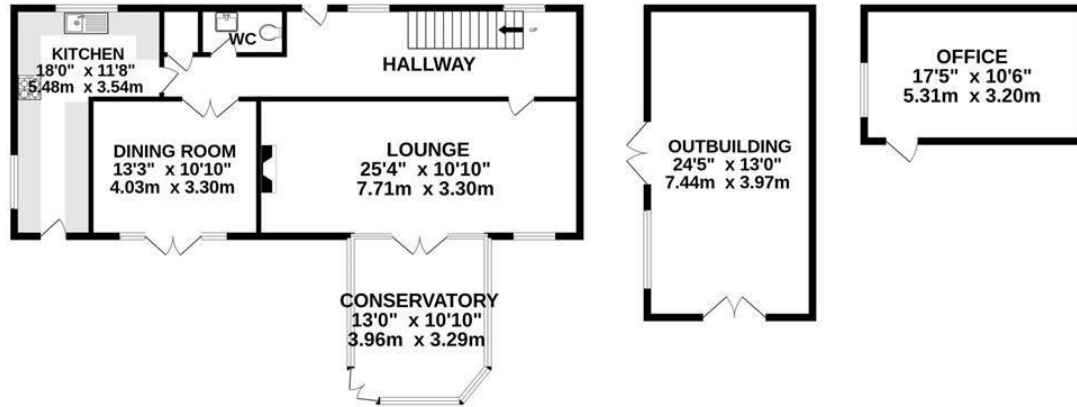
To the first floor are four bedrooms and a family bathroom and separate shower room. The current owners decided they wanted a large master bedroom and turned two rooms into one that comfortably fits a super king size bed. It is possible to turn the property back into five bedrooms if needed.

Externally the property has a stunning garden with undercover seating area leading off the kitchen door commencing with a slate paving patio running the full length of the back of the property, with steps leading up to a neat lawn with shingle path leading to the bottom of the garden where there is a covered seating area, a superb games room and outside office.

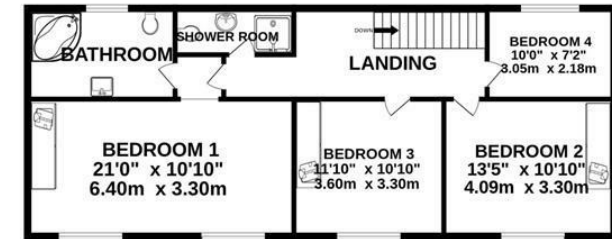
The frontage is laid to neat block paved 'in and out' driveway providing ample parking, with circular bed with shingle and tree. Attached to the property is an EV Charger for an electric car.



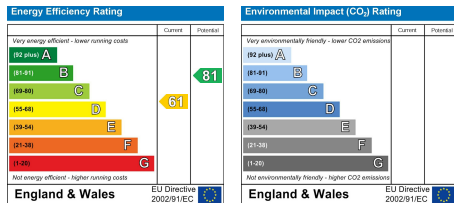
GROUND FLOOR  
1432 sq.ft. (133.1 sq.m.) approx.



1ST FLOOR  
832 sq.ft. (77.3 sq.m.) approx.



TOTAL FLOOR AREA : 2264 sq.ft. (210.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**SERVICES:**

Local Authority: Brentwood  
Council tax band: F  
Post code: CM14 4QX

**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)