



Keith  
Ashton

Mascalls Lane,  
Brentwood





## 40 MASCALLS LANE

Brentwood, CM14 5LR

£550,000

We are delighted to present this charming three-bedroom detached family home, ideally located on the popular west side of Brentwood. Well-presented throughout, this inviting property boasts a spacious ground floor living area, three well-proportioned bedrooms, and a modern family bathroom, perfectly suited to contemporary family living. Situated within the highly regarded St Peter's Primary School catchment area, this home is an excellent choice for families seeking access to top-tier education. For commuters, the property's prime location offers exceptional convenience, with the M25/A12 and Brentwood Train Station just a short distance away, ensuring seamless connectivity.

- NO ONWARD CHAIN
- DETACHED FAMILY HOME
- THREE BEDROOMS
- INTEGRATED APPLIANCES
- WELL PRESENTED THROUGHOUT
- ATTACHED GARAGE WITH ELECTRIC DOOR
- ST PETERS SCHOOL CATCHMENT
- EASY REACH OF BRENTWOOD STATION





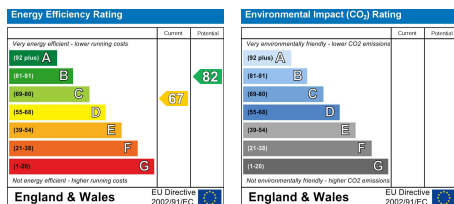
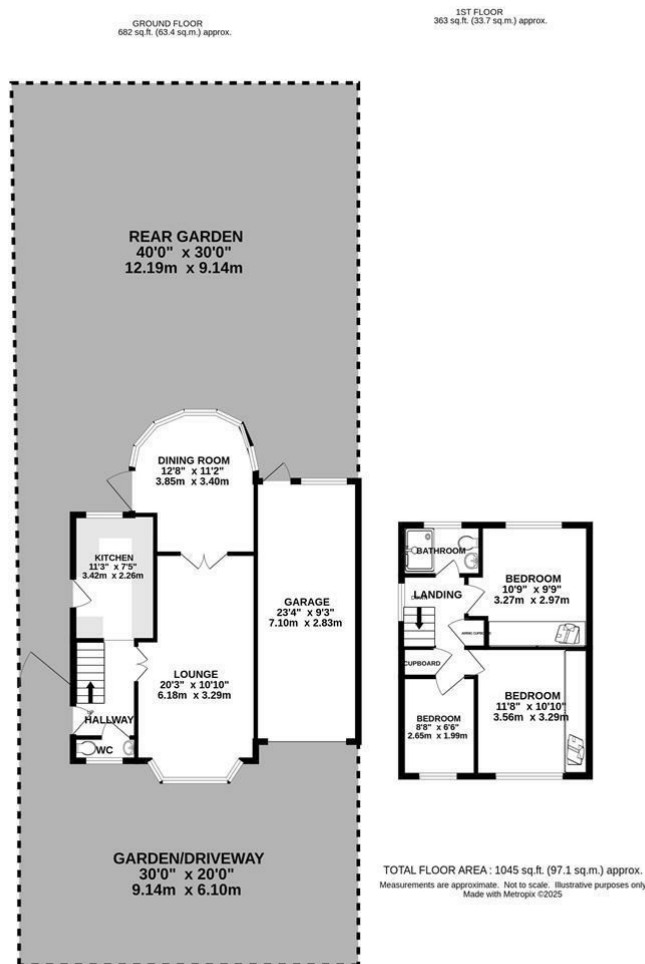
## Description

The internal layout begins with a welcoming hallway that leads into a bright and spacious lounge, beautifully illuminated by a large bay window that invites an abundance of natural light. Elegant folding double doors create a seamless connection to a stunning dining room, which serves as a true centrepiece of the home. This remarkable space features a striking semi-circular wall of floor-to-ceiling windows, offering views of the rear garden and providing direct access to the outdoor area, blending indoor and outdoor living effortlessly. The thoughtfully designed kitchen is a blend of style and functionality, featuring sleek eye and base level units, luxurious granite worktops, and a range of integrated appliances that cater to modern living. For added convenience, a well-placed WC completes the ground floor layout, ensuring practicality.

Ascending to the first floor, the landing provides access to all rooms. Two generously sized double bedrooms are equipped with fitted wardrobes, offering ample storage space, while a third single bedroom provides versatility for use as a child's room, guest space, or home office. The modern family bathroom benefits from underfloor heating and is beautifully finished with full tiling and features a walk-in shower, a sleek close-coupled WC, and a contemporary hand wash basin, combining style with practicality.

Externally, the rear garden begins with a paved patio, perfect for outdoor dining and entertaining, leading to a well-maintained lawn with bordering shrubs. At the front of the property, a block-paved driveway offers convenient off-street parking, while a flowerbed filled with established shrubs enhances the home's kerb appeal. The property also benefits from gated side access to the rear garden. The attached garage, featuring an up-and-over door, provides additional practicality and can also be accessed directly from the rear garden.





### SERVICES:

Local Authority: Brentwood  
Council tax band: E  
Post code: CM14 5LR

### 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)

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