



Keith  
Ashton

Woodland Avenue, Hutton  
Brentwood



## 150 WOODLAND AVENUE Hutton Brentwood, CM13 1HN

Guide Price £425,000 - £450,000 Nestled in the highly desirable Long Ridings development, this well presented three-bedroom family home offers an excellent blend of comfort and convenience. Located just over a mile from Shenfield's vibrant high street and mainline railway station, with its fast connections to London, the property is perfectly positioned for both commuters and families. Its proximity to renowned primary and secondary schools further enhances its appeal, making it an ideal choice for those seeking a well-connected and family-friendly setting.

- THREE BEDROOM FAMILY HOME
- DETACHED GARAGE
- NEWLY REFURBISHED SHOWER ROOM
- WITHIN EASY REACH OF HIGHLY REGARDED SCHOOLS
- SPACIOUS LOUNGE / DINER
- ELECTRIC CAR CHARGER
- NEW BOILER RECENTLY INSTALLED
- JUST OVER A MILE FROM SHENFIELD TRAIN STATION



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## Description

The property's thoughtfully designed layout begins with a welcoming entrance hallway, which leads to the spacious lounge/diner. This area has been extended to include an additional sitting room, complete with French double doors that offer delightful views of the rear garden. The modern kitchen is well-equipped with contemporary eye and base level units, a range of integrated appliances, and provides access to both the garden and the lounge, ensuring seamless functionality.

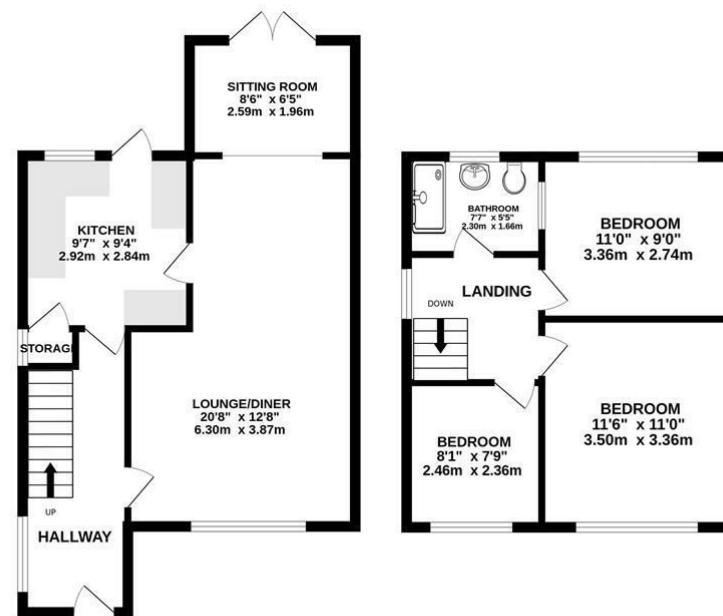
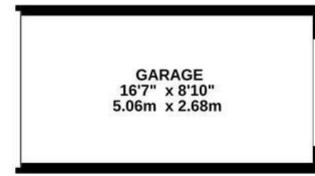
On the first floor, you'll find three well-proportioned bedrooms, including two generous doubles and a sizeable single. The recently refurbished shower room exudes modern elegance, featuring a walk-in shower, a hand wash basin set within a sleek vanity unit, and a WC.

Outside, the rear garden begins with a paved patio, perfect for outdoor relaxation, leading to a well-maintained lawn bordered by mature shrubs. At the garden's end, there is access to a garage, fully equipped with power and lighting, as well as a gate providing rear access. The front of the property features a block-paved driveway offering convenient off-street parking.

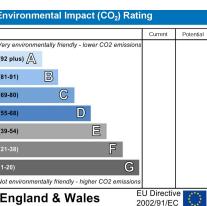
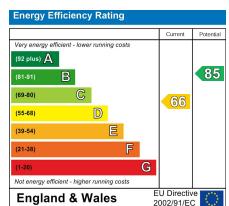


GROUND FLOOR  
617 sq.ft. (57.4 sq.m.) approx.

1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 1001 sq.ft. (93.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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#### SERVICES:

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

#### VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents



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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