



Keith  
Ashton

Mayfield Gardens,  
Brentwood



## 86 MAYFIELD GARDENS

Brentwood, CM14 4UL

Guide Price £425,000 - £450,000

**\*\*Guide Price £425,000 - £450,000\*\*** We are delighted to present this charming two-bedroom end-terrace home, ideally situated within close proximity to Brentwood High Street, offering a vibrant selection of shops, restaurants, and bars. This well-presented property boasts a bright and contemporary kitchen, a spacious lounge, and two double bedrooms. Additionally, it features two modern bathrooms and a convenient ground-floor cloakroom. Perfectly positioned for easy access to Brentwood Station and highly regarded local schools, this home is ideal for professionals, families, or investors seeking a well-connected and stylish residence.

- NO ONWARD CHAIN
- BRIGHT CONTEMPORARY KITCHEN
- TWO DOUBLE BEDROOMS
- PRIVATE GARDEN
- HIGHLY REGARDED SCHOOLS NEARBY
- EASY REACH OF BRENTWOOD STATION
- OFF STREET PARKING
- CLOSE PROXIMITY TO BRENTWOOD HIGH STREET



## Description

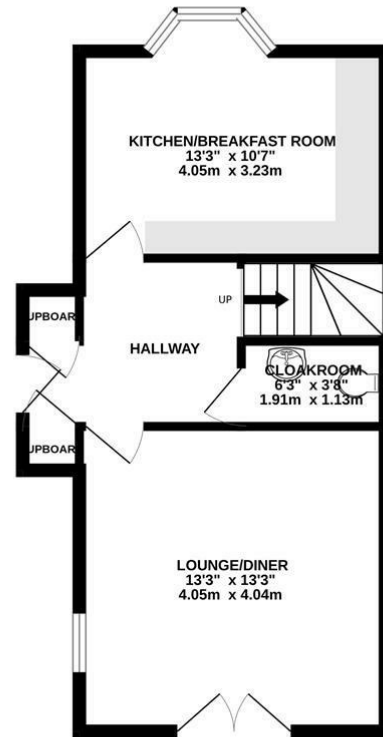
The internal layout commences with a welcoming entrance hall, leading to a bright and spacious kitchen/breakfast room at the front of the home. This beautifully designed space is enhanced by a charming bay window and features contemporary units, sleek granite worktops, and integrated appliances. Toward the rear, the comfortable lounge offers a relaxing atmosphere, with double doors opening directly onto the garden. A convenient ground-floor cloakroom completes this level.

Upstairs, the first-floor landing provides access to two well-proportioned double bedrooms, both benefiting from built-in wardrobes. The principal bedroom enjoys the added luxury of an en-suite shower room, while a stylish family bathroom serves the rest of the floor.

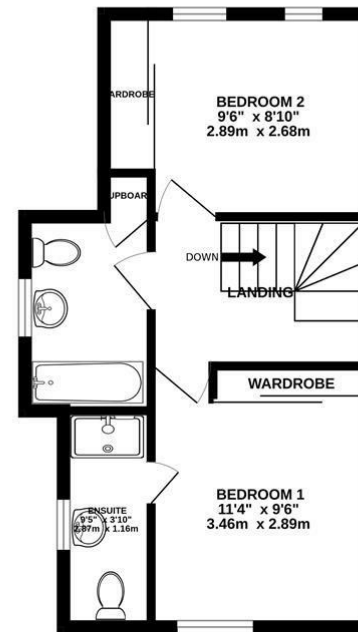
Externally, the rear garden begins with a paved patio, leading to a neatly maintained lawn. A rear gate offers direct access to a private car park, providing two parking spaces.



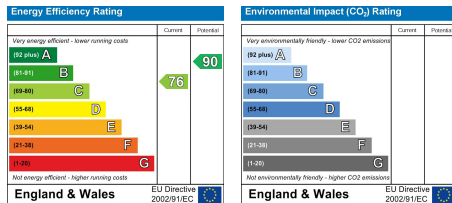
GROUND FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 771 sq.ft. (71.7 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: CM14 4UL

**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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Village Office  
Tel. 01277 375757

Lettings Office  
Tel: 01277 202200

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