



Keith  
Ashton

Magnolia Way, Pilgrims Hatch  
Brentwood





## 56 MAGNOLIA WAY

Pilgrims Hatch Brentwood, CM15 9QU

We are delighted to present this three-bedroom semi-detached family home, ideally situated within the sought-after Flowers Development and offered with No Onward Chain. Perfect for a growing family, the property enjoys a prime location close to highly regarded primary and secondary schools. Brentwood High Street and Brentwood Train Station—served by the Elizabeth Line for direct access to London and beyond—are both easily accessible, ensuring convenience for commuters and local amenities within easy reach.

- NO ONWARD CHAIN
- SEMI-DETACHED FAMILY HOME
- MODERN KITCHEN & BATHROOM
- THREE BEDROOMS
- CLOSE TO HIGHLY REGARDED SCHOOLS
- OFF-STREET PARKING
- GARAGE
- EASY REACH OF BRENTWOOD STATION

Guide Price £450,000





## Description

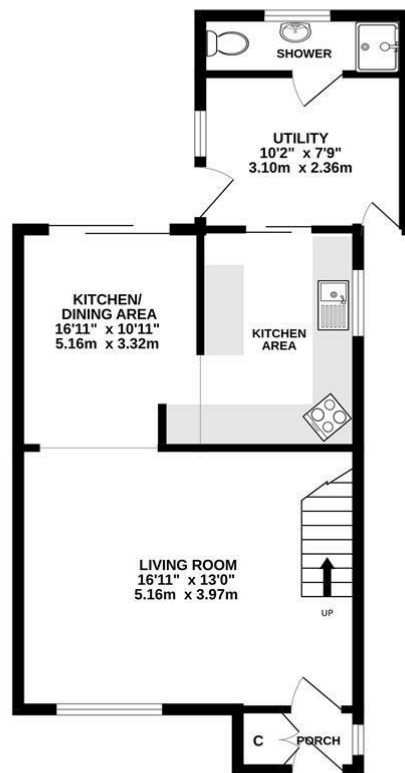
Internally, the entrance porch leads into a spacious living room, where a large front window fills the space with natural light, complementing the inviting fireplace. This flows seamlessly into the stylish, contemporary kitchen and dining area, featuring double sliding doors that open onto the rear garden. The kitchen is well-equipped with a range of eye and base-level units, generous worktop space, a breakfast bar, and integrated appliances. A doorway leads to a generously sized utility room, providing access to the side and rear of the property, as well as a convenient ground-floor shower room.

On the first floor, the landing grants access to all rooms. The principal bedroom benefits from built-in wardrobes, while two further well-proportioned bedrooms offer ample space. A sleek, modern family bathroom completes this level.

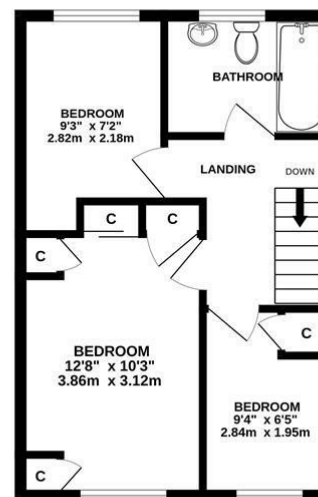
Externally, the property enjoys a neatly maintained lawned front garden, with off-street parking available to the side in front of the properties own garage. The rear garden features a small, paved patio leading to an artificial lawn and a further paved seating area—perfect for outdoor relaxation.



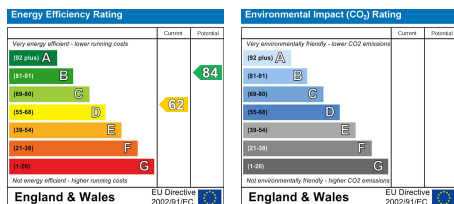
GROUND FLOOR  
531 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 901 sq.ft. (83.7 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: CM15 9QU

### 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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