



Keith  
Ashton

Magnolia Way, Pilgrims Hatch  
Brentwood





## 62 MAGNOLIA WAY

Pilgrims Hatch Brentwood, CM15 9PP

We are pleased to present this three-bedroom semi-detached family home, located in the highly sought-after Flowers Development in Pilgrims Hatch. Offering an excellent opportunity for modernisation, this property is perfect for a growing family looking to add their own personal touch. Ideally positioned near well-regarded primary and secondary schools, it provides a convenient setting for families. Brentwood High Street and Brentwood Train Station—served by the Elizabeth Line for direct links to London and beyond—are both easily accessible, ensuring excellent transport connections and a wealth of local amenities close by.

- SEMI-DETACHED FAMILY HOME
- THREE GOOD SIZED BEDROOMS
- OPEN-PLAN LOUNGE/DINING ROOM
- GARAGE
- EASY REACH OF BRENTWOOD STATION
- OFF STREET PARKING
- POPULAR FLOWERS ESTATE
- HIGHLY REGARDED SCHOOLS CLOSE BY

Guide Price £450,000





## Description

The property's layout begins with a welcoming entrance hallway leading into a spacious lounge, where a large front-facing window bathes the room in natural light. Flowing seamlessly into the dining room, this space enjoys direct access to the rear garden, creating an ideal setting for entertaining. The galley-style kitchen, fitted with a range of eye and base-level units, is bright and airy, benefitting from a side window and a back door opening to the garden.

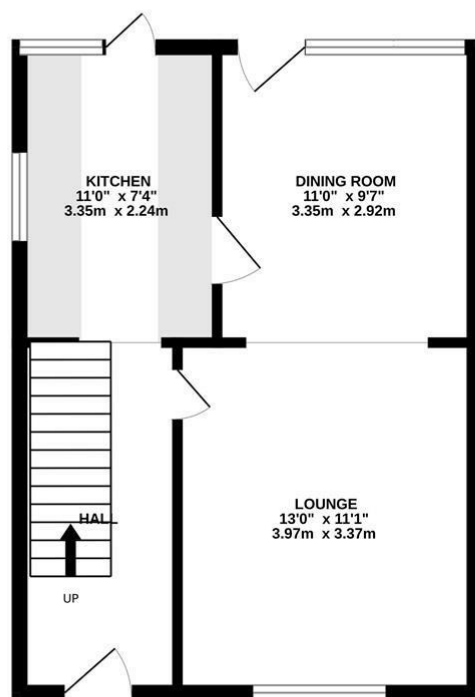
Ascending to the first floor, the landing provides access to all rooms. Three well-proportioned bedrooms offer generous living space, while a family bathroom completes the level.

Externally, the home boasts a neatly maintained front lawn, with off-street parking available to the side in front of the property's own garage. The rear garden features a small paved patio leading to a well-kept lawn, offering the perfect space for outdoor relaxation.

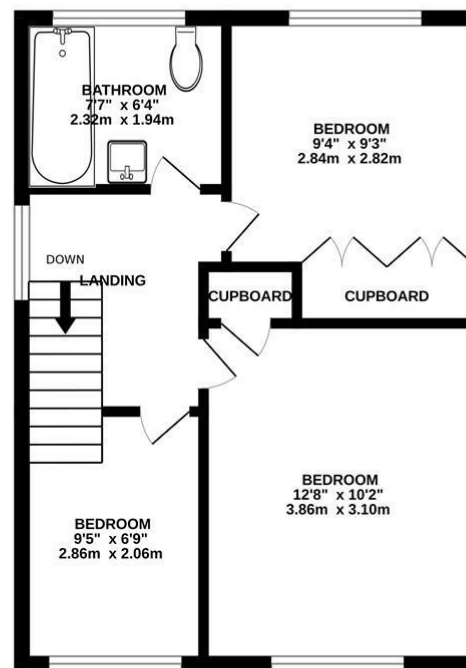




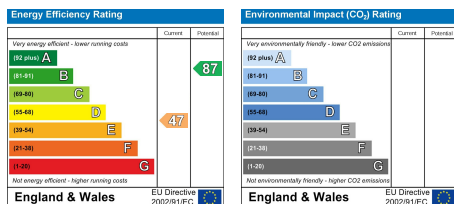
GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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### SERVICES:

Local Authority: Brentwood  
Council tax band: D  
Post code: CM15 9PP

### 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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