





## 19 BALMORAL ROAD

### Pilgrims Hatch Brentwood, CM15 9PW

£385,000

We are pleased to bring to market this two-bedroom mid-terrace home, ideally located in the ever-popular Pilgrims Hatch area of Brentwood.

Offering a spacious ground floor layout, the property features a generously sized living area, two double bedrooms, and a convenient shower room. While it would benefit from some modernisation, it presents an excellent opportunity for buyers looking to put their own stamp on a home.

Situated within easy reach of Brentwood High Street and train station offering excellent transport links into London and beyond. It is also well placed for access to highly regarded local schools, parks, and a range of leisure facilities.

- TWO DOUBLE BEDROOMS
- EXTENDED TO THE REAR
- OFF STREET PARKING
- POPULAR PILGRIMS HATCH AREA
- HIGHLY REGARDED SCHOOLS NEARBY
- EASY REACH OF THE HIGH STREET
- SHORT DRIVE TO BRENTWOOD STATION
- CLOSE TO A RANGE OF LEISURE FACILITIES

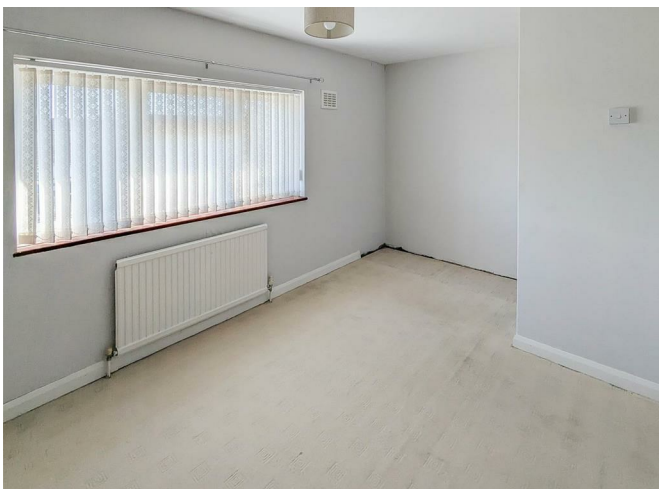


## Description

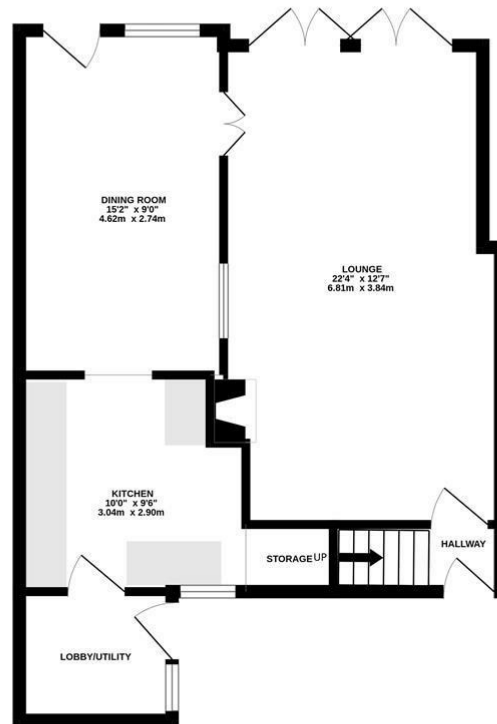
The internal layout commences with an entrance hall that leads into a spacious lounge, enhanced by bi-folding doors that open out to the rear garden—perfect for indoor-outdoor living. Double doors connect the lounge to a formal dining room, which flows effortlessly through a charming brick archway into a well-equipped kitchen. The kitchen features a range of eye and base level units, generous worktop space, and access to a practical utility room.

Upstairs, the first-floor landing provides access to two generously proportioned double bedrooms and a fully tiled shower room.

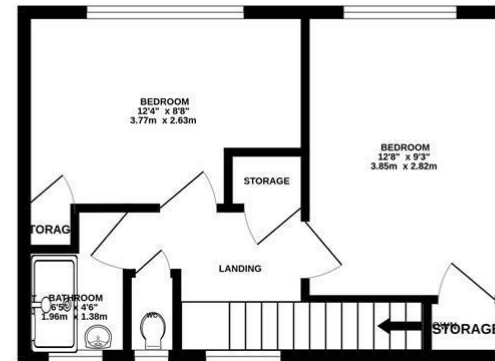
Outside, the rear garden begins with a paved patio area and extends to a neat lawn. The front garden features a lawn bordered by mature shrubs and a pathway leading to the front entrance. Off-street parking located at the rear of the property.



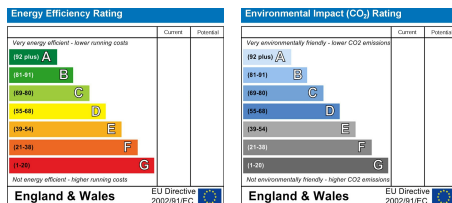
GROUND FLOOR  
541 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA: 861 sq.ft. (80.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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### SERVICES:

Local Authority: Brentwood  
Council tax band: C  
Post code: CM15 9PW

### 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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