



Keith
Ashton

Wainwright Avenue, Hutton
Brentwood



18 WAINWRIGHT AVENUE

Hutton Brentwood, CM13 2SS

£450,000

Welcome to this delightful three-bedroom family home offering a well-planned layout across two floors and approximately 896 sq. ft. (83.3 sq. m.) of living space. Perfectly suited for first-time buyers, small families, or investors, this property combines generous room sizes with practical design in a sought-after residential setting. Nestled in the charming area of Hutton, Brentwood, the property features a well-proportioned reception room, three inviting bedrooms that provide ample space for families or those seeking a home office.

Situated in a friendly neighbourhood, this property is well-connected to local amenities, schools, and transport links, making it an excellent choice for families and commuters alike. With its appealing layout and prime location, this home presents a wonderful opportunity for those looking to settle in a vibrant community.

- THREE BEDROOMS
- BEAUTIFULLY DECORATED FAMILY HOME
- SOUGHT AFTER LOCATION
- PRIVATE DRIVEWAY
- SOUTH FACING REAR GARDEN
- GOOD LOCAL SCHOOLS NEARBY
- CLOSE TO AMENITIES
- EXTENDED TO FRONT



Description

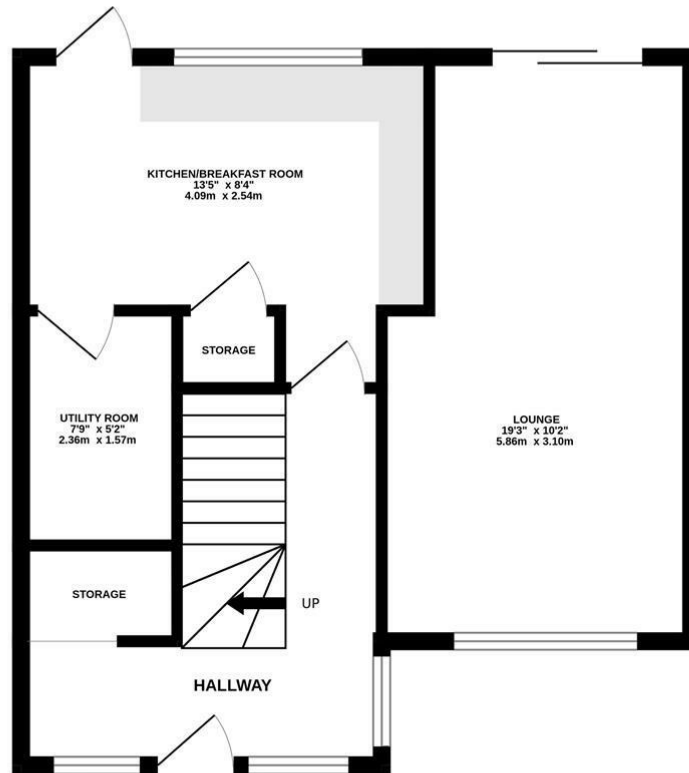
Internally, the ground floor features a bright and inviting lounge (19'3" x 10'2") ideal for relaxing or entertaining guests. The kitchen/breakfast room (13'5" x 8'4") sits to the rear, offering eye and base level storage units, ample worktop surfaces, a breakfast bar and space for integrated appliances. Adjacent to the kitchen is a convenient utility room providing extra storage and laundry facilities. Two additional storage areas on this level enhance practicality and organisation.

Upstairs, the first floor hosts three well-proportioned bedrooms. The principal bedroom (14'7" x 9'9") overlooks front, while the second bedroom (13'6" x 10'2") provides further spacious accommodation at the side and front of the home. A third bedroom (10'2" x 5'9") makes for an ideal child's room, nursery, or study. The modern bathroom (8'2" x 7'6") is fitted with a full suite and is conveniently located off the landing. Additional built-in storage upstairs adds further functionality.

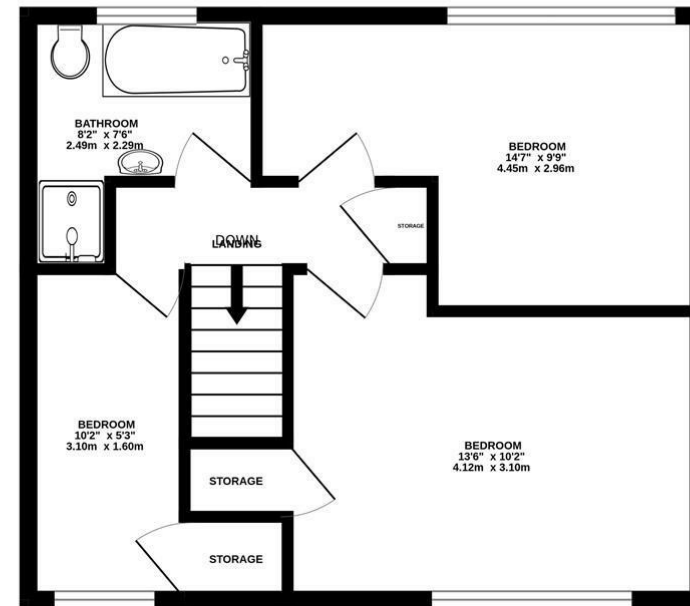
Externally, to the front the property has been extended for a large porch., giving space for a small work station. There is also off street parking to the front whilst to the rear the garden commences with a decked entertaining area with the remaining laid principally to lawn with mature shrubs to borders.



GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.

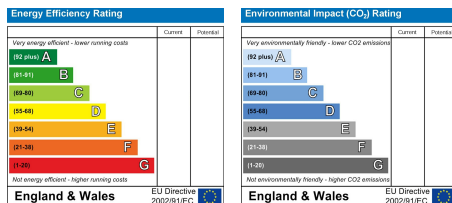


1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 896 sq.ft. (83.3 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: CM13 2SS

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



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

Brentwood
Tel. 01277 260858

Village Office
Tel. 01277 375757

Lettings Office
Tel. 01277 202200

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