



Keith  
Ashton *Signature Homes*

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## 11 WANSFORD CLOSE

Brentwood, CM14 4PU

£1,175,000

Welcome to this spacious and beautifully laid-out detached family home, offering an exceptional blend of versatile living spaces across three floors. Boasting five generously sized bedrooms, multiple reception rooms, and a modern kitchen/breakfast room, this residence is perfect for growing families, remote workers, or those who love to entertain.

This beautifully presented detached family home offers over 2,300 square feet of versatile and well-planned living accommodation set across three floors. Perfectly suited to growing families or those seeking generous space for home working or entertaining, the property boasts five bedrooms, three reception rooms, and a large, contemporary kitchen/breakfast room. With stylish interiors and a thoughtful layout, this residence strikes the perfect balance between modern comfort and practical design.

- DETACHED FAMILY HOME
- FIVE BEDROOMS
- ENSUITE TO MASTER BEDROOM
- LARGE LOFT ROOM WITH STORAGE
- THREE RECEPTION ROOMS
- SOUGHT AFTER LOCATION
- EXCELLENT LAYOUT FOR FAMILY LIVING
- INTEGRAL GARAGE







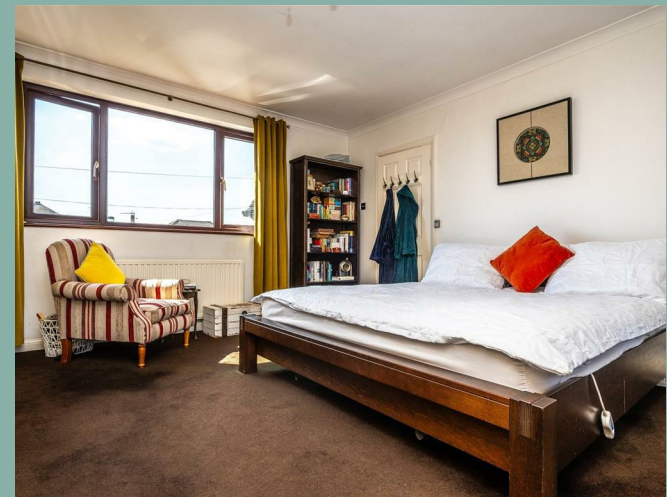
## Description

Upon entering the home, you are greeted by a spacious entrance hall that sets the tone for the rest of the property. The ground floor features a bright and inviting sitting room measuring 17'5" x 14'9", ideal for relaxing with family or hosting guests. Adjacent is a formal dining room, perfect for special occasions and dinner parties. The heart of the home is the generous kitchen/breakfast room (17'2" x 11'11"), equipped with ample space for dining and socialising, and seamlessly connected to a tranquil garden room, offering a serene view of the outdoor space. The ground floor also includes a convenient WC, multiple storage areas, and a unique second kitchen/garage space (18'0" x 10'0") that offers flexible use as either utility space, storage, or even potential for conversion.

Rising upstairs to the first floor, you'll find four well-proportioned bedrooms. The principal bedroom includes a modern ensuite bathroom, whilst the remaining bedrooms are bright and spacious, ideal for children, guests, or as home offices. A family bathroom serves this floor, and additional built-in storage on the landing adds to the functionality of the space.

The second floor reveals a stunning fifth bedroom/loft room measuring 25'9" x 9'8", complete with built-in wardrobes and generous eaves storage. This expansive room is incredibly versatile and could easily serve as a teenage suite, creative studio, or playroom, depending on your needs.

Externally, the home benefits from a private in-out driveway offering ample off-road parking, and an integral garage currently used as a second kitchen space. The rear garden is a beautiful and vibrant outdoor space, filled with an abundance of mature trees and a variety of shrubs that provide a sense of privacy. The greenery is dense and well-maintained, with a mix of textures and colours from flowering plants and foliage. On the left side, there is a raised wooden deck area partially shaded by a large tree, creating a cosy nook for relaxation. The garden also includes a section with a black and white tiled flooring, offering space for extensive seating arrangement. Complementing this area is a wooden pergola, which would provide both shade and architectural interest, making it ideal for entertaining or outdoor dining.

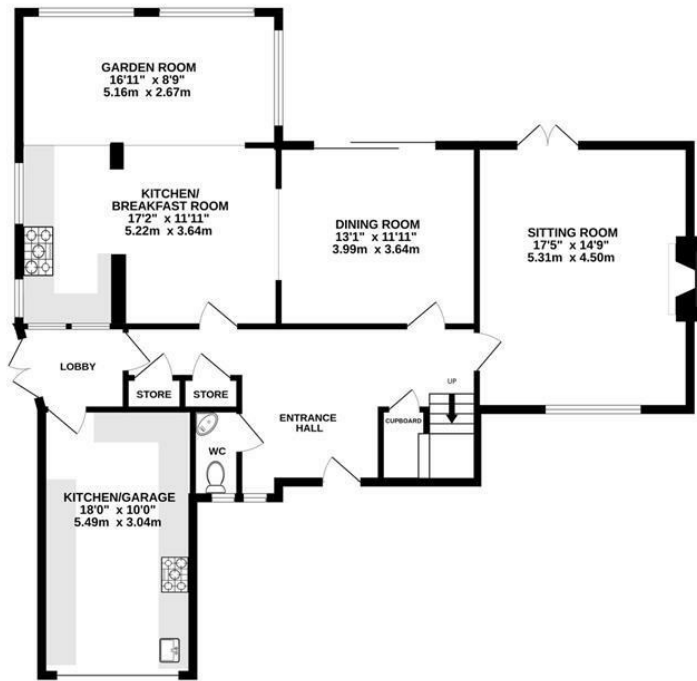








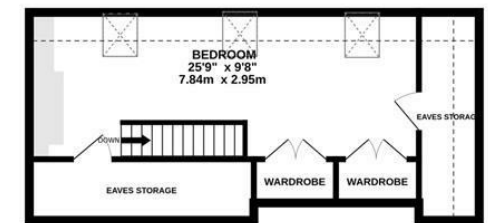
GROUND FLOOR  
1175 sq.ft. (109.2 sq.m.) approx.



1ST FLOOR  
734 sq.ft. (68.2 sq.m.) approx.



2ND FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 2301 sq.ft. (213.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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| Energy Efficiency Rating                    |                         |
|---|-------------------------|
| Very energy efficient - lower running costs | Current                 |
| (92 plus) A                                 |                         |
| (81-91) B                                   |                         |
| (69-80) C                                   |                         |
| (55-68) D                                   |                         |
| (39-54) E                                   |                         |
| (21-38) F                                   |                         |
| (1-20) G                                    |                         |
| Not energy efficient - higher running costs |                         |
| England & Wales                             | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---|-------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 |
| (102 plus) A  |                         |
| (81-101) B  |                         |
| (69-80) C   |                         |
| (55-68) D   |                         |
| (39-54) E   |                         |
| (21-38) F   |                         |
| (1-40) G  |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| England & Wales   | EU Directive 2002/91/EC |

#### SERVICES:

Local Authority: Brentwood  
Council tax band: G  
Post Code: CM14 4PU

#### VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

**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 01277 375757  
Lettings Office 01277 202200

#### OPENING HOURS:

Monday to Friday: 8.45AM - 6.30PM  
Saturdays: 9AM - 5.30PM Sundays: 10AM - 2PM

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