



Keith
Ashton

Sawyers Grove,
Brentwood



12 SAWYERS GROVE

Brentwood, CM15 9BD

Guide Price £400,000

****Guide Price - £400,000 - £425,000**** Offered for sale with no onward chain is this exceptionally spacious and well-presented duplex maisonette. Positioned in the desirable Sawyers Grove development, the property is perfectly positioned within close proximity of Brentwood high street and both Shenfield and Brentwood train stations. Internally the property boasts a spacious reception room and modern kitchen, a large double bedroom with ensuite and WC to the ground floor, while the first floor enjoys an additional large double bedroom, with built-in storage and en-suite bathroom. Externally, to the rear of the property, there is a communal garden principally laid to lawn with mature shrubs to borders whilst to the front there are two allocated car parking spaces. **NO ONWARD CHAIN**

- TWO DOUBLE BEDROOMS
- SPACIOUS RECEPTION ROOM
- ENSUITE IN BEDROOMS
- COMMUNAL GARDENS
- TWO ALLOCATED PARKING SPACES
- JULIETTE BALCONY
- BRENTWOOD AND SHENFIELD STATIONS NEARBY
- CLOSE TO AMENITIES

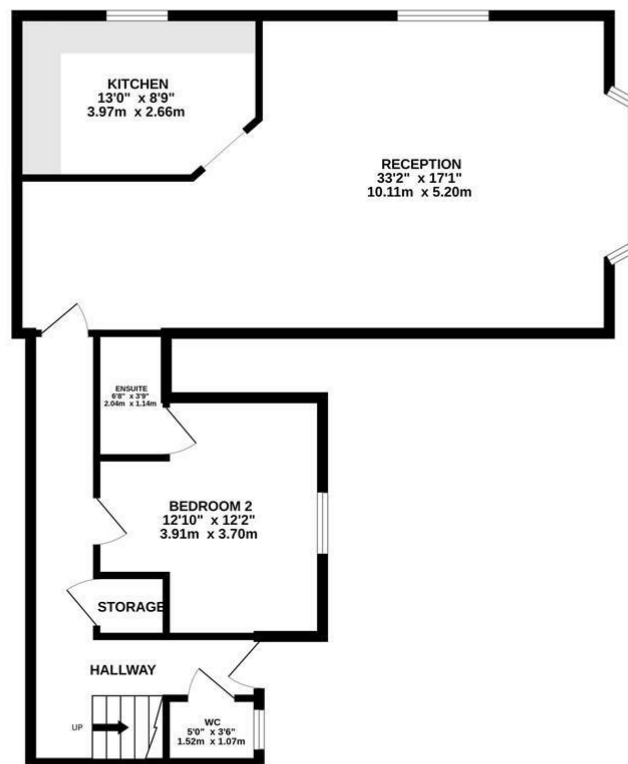


Description

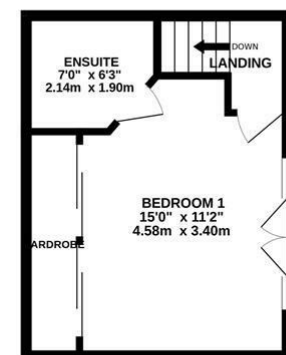
The internal accommodation commences with a welcoming hallway leading to a spacious reception room with a feature fireplace to centre. A beautiful bay window to the front allows for plenty of natural light to filter through, making this a light and airy room with plenty of space for entertaining guests. From here there is an opening to the kitchen which comprises a range of eye and base-level storage units, ample worktop space and various integrated appliances. Adjacent to the reception room is bedroom two, a large double and featuring an ensuite shower room. Finally, a WC completes the ground floor layout of the property. To the first floor there is a further double bedroom complete with built-in storage units and an ensuite bathroom, fitted with a modern white suite comprising a panelled bath with shower over, wash hand basin and close coupled wc . There are also double doors to a Juliette balcony giving views of the beautiful communal gardens. Externally there is allocated parking to the front for two vehicles whilst to the rear is access to a semi-private communal garden that is reserved exclusively for the use of the residents in this particular block.



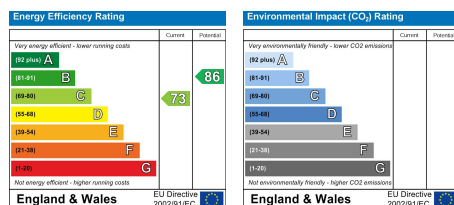
GROUND FLOOR
865 sq.ft. (80.3 sq.m.) approx.



1ST FLOOR
256 sq.ft. (23.8 sq.m.) approx.



TOTAL FLOOR AREA: 1121 sq.ft. (104.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:

Local Authority: Brentwood
Council tax band: E
Post code: CM15 9BD

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

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