



**Keith
Ashton**

Wyatts Green Road, Wyatts Green
Brentwood



'GREYSTONE' WYATTS GREEN ROAD

Wyatts Green Brentwood, CM15 0PJ

£1,000,000

Built by the currently owners in 2017 to a high specification and being beautifully styled and immaculately presented throughout, 'Greystone' is a stunning family home in the popular village of Wyatts Green. The property has spacious and versatile living accommodation of just over 2500 sq.ft including two reception rooms, home office, a fabulous kitchen/breakfast room with central island unit, and en-suites to three of the bedrooms in addition to a family bathroom with a stylish free standing slipper bath. Externally a large block paved driveway to the front allows excellent off street parking for several vehicles, whilst to the rear an easy to maintain garden with neat lawns, both natural and artificial and a spacious patio area with central pathway leading to the bottom of the garden where there is a spacious outbuilding/garden room with w.c. and WiFi connected.

FOUR DOUBLE BEDROOMS
TWO RECEPTION ROOMS

G/F 'ZONED' UNDERFLOOR HEATING
OUTBUILDING / GARDEN ROOM

LUXURY KITCHEN / BREAKFAST ROOM
EXCELLENT OFF STREET PARKING

STUDY, UTILITY & CLOAKROOM
NEWLY BUILT IN 2017



A modern composite front door with etched glass side panel proudly stating 'Greystone' in vertical lettering opens into a fabulous entrance hall with tiled flooring and direct views through to the garden at the rear. Tiled flooring with 'zoned' underfloor heating extends into the kitchen/breakfast room, utility, and ground floor cloakroom. The hallway is an impressive space with oak doors and an oak, galleried staircase with glass balustrade leading up to the first floor. The property has two reception rooms, both to the front of the property: a cosy lounge with brick-built fireplace and log burning stove and a playroom with built-in shelving / storage. Applicants working from home will notice that there is also a separate office. The heart of this home is most definitely the kitchen / breakfast room / family room with bi-folding doors opening onto the garden with spacious seating area and a further log burning stove. The kitchen area is fitted in a lovely range of modern grey wall and base units with central island unit with seating and built-in wine cooler. Integrated appliances include, double oven, hob with extractor above and there is further space in the kitchen and in a separate utility room for additional appliances. Off the kitchen is a small lobby area with double storage cupboard and a door which gives access into the ground floor cloakroom.

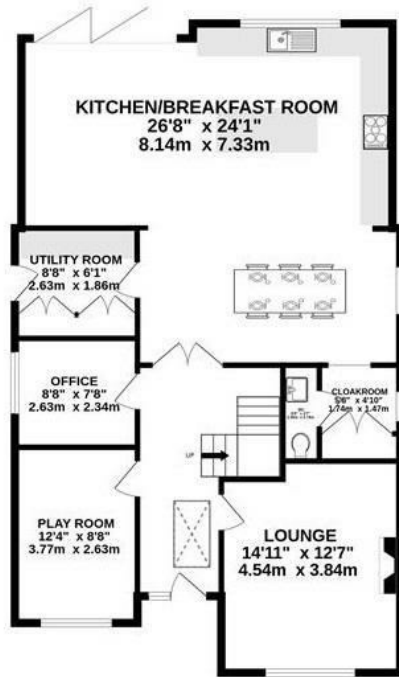
Rising to the first floor a spacious landing area with spacious storage cupboard, gives access into all four, double bedrooms and the family bathroom. The master bedroom has grey panelled, fitted furniture to one wall and there is access into a stylish en-suite shower room. Bedrooms two and three both benefit from having access into a 'Jack & Jill' shower room. A spacious family bathroom has a lovely open brick feature wall and large floor tiles with underfloor heating. The bathroom is fitted with a luxury, freestanding 'Slipper' bath and has a w.c. and wash hand basin which is set into a modern vanity unit.

Externally, the property has an easy to maintain rear garden with spacious patio area to the immediate rear of the house and a wide paved pathway leading to the bottom of the garden where there is a further patio area in front of the garden room. There are areas of neat lawn to either side of the pathway with a further section of artificial lawn to the bottom of the garden. A spacious garden room with separate w.c and an open fronted outbuilding suitable for hot tub, has Wifi connected and there is a separate storage room adjacent. At the front of the property there is a large block paved driveway providing excellent off-street parking for several vehicles, and there is useful pedestrian access to the side, through to the rear garden.

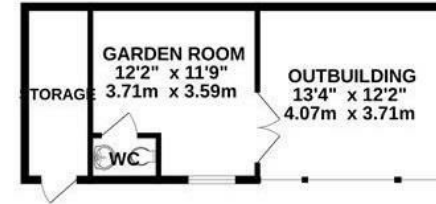
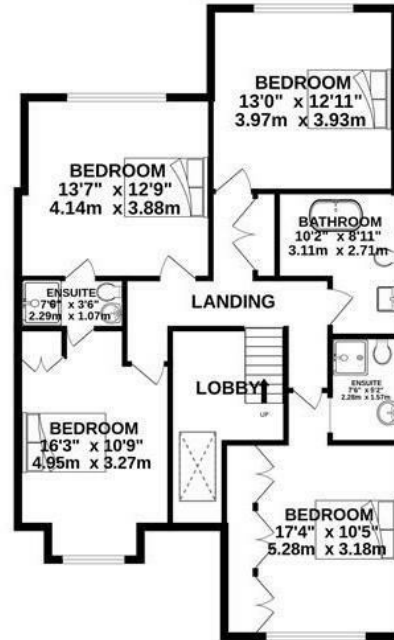




GROUND FLOOR
1509 sq.ft. (140.2 sq.m.) approx.



1ST FLOOR
1008 sq.ft. (93.6 sq.m.) approx.



TOTAL FLOOR AREA: 2516 sq.ft. (233.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2023.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (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 ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (B2 plus) A		
(B1-91) B		
(76-90) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

SERVICES:
Local Authority: Brentwood
Council tax band: G
Post Code: CM15 0PJ

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 375757 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

