





3 KILN FIELD

Hook End Brentwood, CM15 0PH

Guide Price £525,000

With a pleasant outlook over a small, wooded greensward is this three-bedroom, link-detached family home which offers fabulous scope for improvement. There is excellent parking provided, by way of a large block paved driveway, in addition to an attached garage which has pedestrian access to the rear into the garden. The property is just a short walk from Doddinghurst village shops, park, well-regarded Infant and Junior school and lies in the catchment area of many of Brentwood and Shenfield's secondary schools. For viewers who are looking for train services into London, you will find that Brentwood and Shenfield Mainline train stations are both within a short drive of around 15 minutes.

- THREE BEDROOMS
- LINK-DETACHED FAMILY HOME
- WALKING DISTANCE OF LOCAL AMENITIES
- FAMILY BATHROOM WITH BATH & SEPARATE SHOWER
- BRIGHT & SPACIOUS LOUNGE / DINER
- GROUND FLOOR CLOAKROOM
- GARAGE & EXCELLENT OFF STREET PARKING
- POTENTIAL FOR IMPROVEMENT



Description

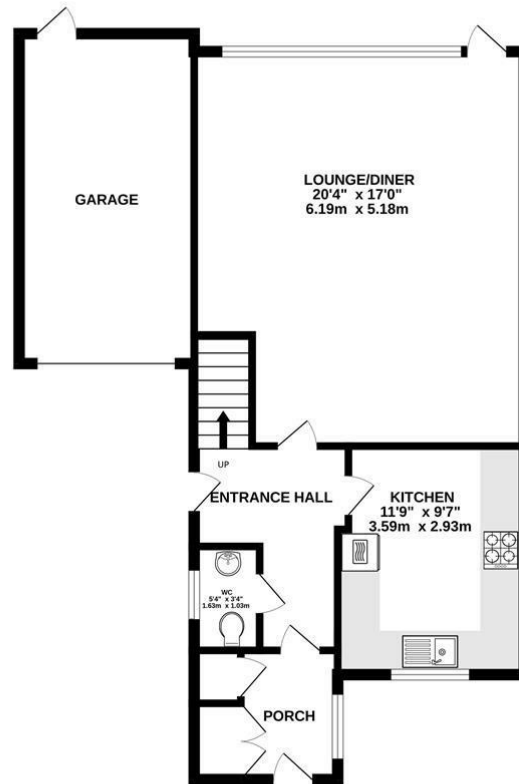
To the front of the property there is a spacious porch with built-in storage, the porch opens into the entrance hall where there is a further exterior door to the side of the property. There are doors from the hallway into the lounge/diner, kitchen and into a ground floor cloakroom which has been fitted in a white suite. Light wood effect wall and base units have been fitted in the kitchen, where there is an integrated oven and electric hob with extractor above, and further space available for free standing appliances. At the rear of the property there is a bright and spacious lounge, measuring 20'4 x 17', a large window and door into the garden provide excellent natural lighting in this room.

From the hallway, stairs rise to the first-floor level where you will find doors to all rooms. There are two double bedrooms and a smaller cot room. The main bedroom has a built-in storage cupboard with double doors, and there is a built-in storage/airing cupboard to the second bedroom also. The family bathroom is fully tiled and has both a panelled bath and a separate corner shower cubicle, there is also a wash hand basin set into a vanity unit and a close coupled w.c.

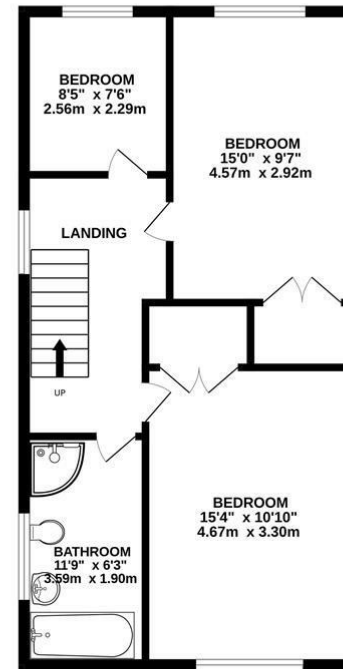
Externally, the rear garden commencing with a paved patio leading into neat lawns with borders planted with shrubs. There is excellent off-street parking to the front, where there is a large block paved driveway that extends to the left-hand side of the property and leads to an attached garage with pedestrian door which allows useful access into the rear garden.



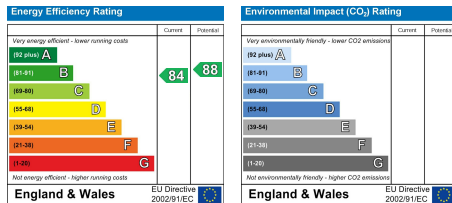
GROUND FLOOR
738 sq.ft. (68.6 sq.m.) approx.



1ST FLOOR
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA: 1313 sq.ft. (122.0 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 0PH

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 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

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