



Keith  
Ashton *Signature Homes*

Exclusively for the Promotion of Premium Properties



## ROWAN HOUSE HOOK END ROAD

Hook End Brentwood, CM15 0HB

Keith Ashton, Signature Homes are delighted to bring to market this beautifully styled and immaculately presented four, double bedroom detached home located in one of Hook End's premier turnings, and in the company of predominately detached houses. The property is perfectly positioned with open fields to the front elevation, bridledways and footpaths giving access to peaceful countryside walks, and yet still has the convenience of being within a short distance of local amenities, with Doddinghurst Village just a few minutes' drive away and Brentwood and Shenfield Town Centres with High Street shopping and mainline train services being approx. 5 miles away. This bright and spacious family home offers almost 2800 sq.ft of accommodation which includes two reception rooms, a home office/study and a luxury kitchen/family room with separate utility to the ground floor, whilst to the first floor there is a fabulous master bedroom suite with en-suite shower room. Excellent parking is provided by way of a large 'in' and 'out' driveway to the front, along with an attached garage, whilst to the rear of property there is a pretty country style garden with well-stocked flowerbeds, decking areas and a large timber framed summer house.

Guide Price £1,250,000

- SPACIOUS DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- 2450 SQ.FT OF ACCOMMODATION
- EN-SUITE TO MASTER BEDROOM
- STUDY / OFFICE
- TWO LARGE RECEPTION ROOMS
- KITCHEN & SEPARATE UTILITY
- IN & OUT DRIVEWAY



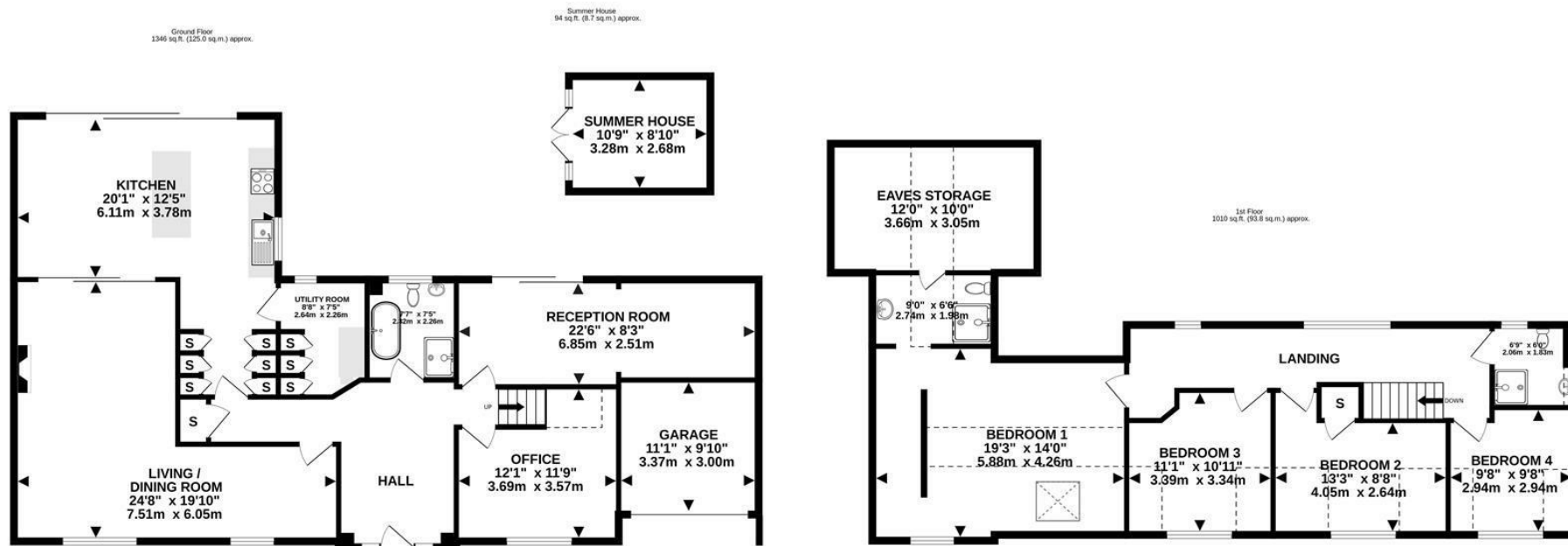
A stylish composite front door with full height, side light windows give access into a bright and spacious reception hallway with modern high gloss quartz floor tiles and a carpeted staircase rising to the first floor. The property has two large reception rooms, one measuring some 22' in width which overlooks and has access into the rear garden and the other being an L-shaped living/dining room 24'8 x 19'10 (max measurements). For viewers looking to work from home, you will be pleased to know that there is a separate office, providing a quiet space away from the main living area and kitchen. There is a ground floor bathroom off the hallway which has been fully tiled in quality marble effect tiling, and includes a freestanding, slipper bath, close coupled w.c and wash hand basin set into a vanity unit. A modern kitchen / family room is fitted in a range of cream wall and base unit with marble effect work surfaces over and includes a central island unit with feature lighting above and seating to one side. Integrated appliances include double ovens, induction hob with extractor above and there is inset space for a large freestanding fridge/freezer with further space for appliances provided in a separate utility room, where there are units and work surface to match the kitchen. Sliding doors from the kitchen allow for further access into the garden. Viewers will note that there are oak doors throughout, and that the staircase has an oak handrail and glass balustrade.

Rising to a bright and spacious first floor landing you will find four, well-proportioned, double bedrooms all with a front facing aspect. Each bedroom has ample space for freestanding furniture with bedroom two having a built-in storage cupboard. The master bedroom is a beautiful room; there is a window to the front elevation along with a 'Velux' roof light; this room has been cleverly designed to include hanging space tucked away neatly behind a false wall. The master bedroom has access to its own fully tiled, en-suite shower room, where there is also a door to a large eaves storage space. Also to this level is a fully tiled family shower room with quality marble effect tiling, shower cubicle, wash hand basin and close coupled w.c.

At the rear of the property there is a beautifully maintained, country style garden with well-stocked, sleeper edged flower beds, neat lawns, and decking/seating areas. There is a large timber framed summer house with pergola covered decking area which provides a lovely spot to sit and relax in the warmer months. Side pedestrian access to the right-hand side of the property gives convenient access through to the rear garden. Excellent parking is provided on a large 'in' and 'out' driveway providing parking for several vehicles and there is also an attached garage.





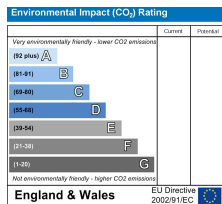
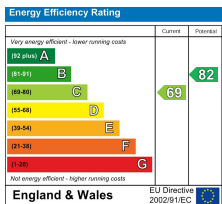


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TOTAL FLOOR AREA : 2734sq.ft. (254.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**SERVICES:**

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

**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](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)

Brentwood 01277 260858  
 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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