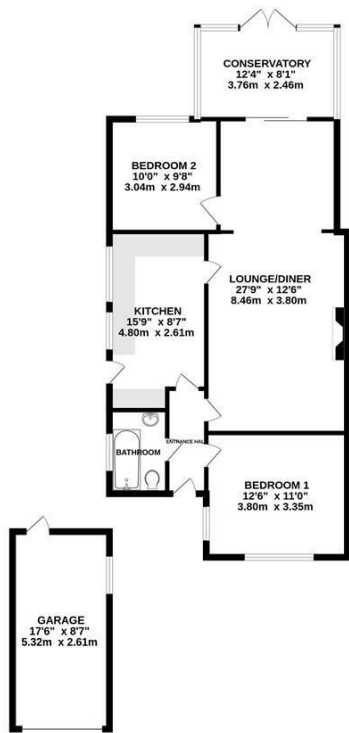




**Keith
Ashton**

Tipps Cross Lane, Hook End
Brentwood

GROUND FLOOR
1001 sq.ft. (93.0 sq.m.) approx.



TOTAL FLOOR AREA: 1001 sq.ft. (93.0 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropace C2024



Azalea Tipps Cross Lane, Hook End, Brentwood, CM15 0HR

****Guide Price £425,000 - £450,000**** Situated in a sought-after village location, a little over 5 miles from Brentwood Town Centre with its high street shopping and mainline train services into London, is this two-bedroom semi-detached bungalow with detached garage. The property benefits from a good size, easy to maintain rear garden, along with spacious frontage. The large through lounge is fitted with a wood burning stove and gives access to both the bright kitchen fitted with wall and base units and the conservatory providing additional living space. To the front of the property, you'll find the master bedroom with built-in wardrobes and fully tiled bathroom, with a further bedroom to the back of the property. Guide Price £425,000



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A		(82 plus) A	
(61-81) B		(61-81) B	
(49-60) C		(49-60) C	
(35-48) D		(35-48) D	
(29-34) E		(29-34) E	
(21-28) F		(21-28) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
65	86		

England & Wales EU Directive 2002/91/EC

SERVICES:

Local Authority: Brentwood
 Council tax band: D
 Post code: CM15 0HR

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

Brentwood
 Tel. 01277 260858

Village Office
 Tel. 01277 375757

Lettings Office
 Tel: 01277 202200

Explore more @ www.keithashton.co.uk

