



Keith
Ashton

Tipps Cross Lane, Hook End
Brentwood



HILLVIEW TIPPS CROSS LANE

Hook End Brentwood, CM15 0HR

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 detached bungalow with integral garage and no onward chain.

- TWO BEDROOM DETACHED BUNGALOW
- CARRIAGE DRIVEWAY
- VILLAGE LOCATION
- SPACIOUS KITCHEN/BREAKFAST ROOM
- GARDEN ROOM
- BUILT-IN WARDROBES
- INTEGRAL GARAGE
- NO ONWARD CHAIN

Guide Price £675,000



Description

On entering the property, the hallway gives access to the Master bedroom to the right with built-in wardrobes and bright bay window looking out to the front. To the left is the second double bedroom also with bay window to the front.

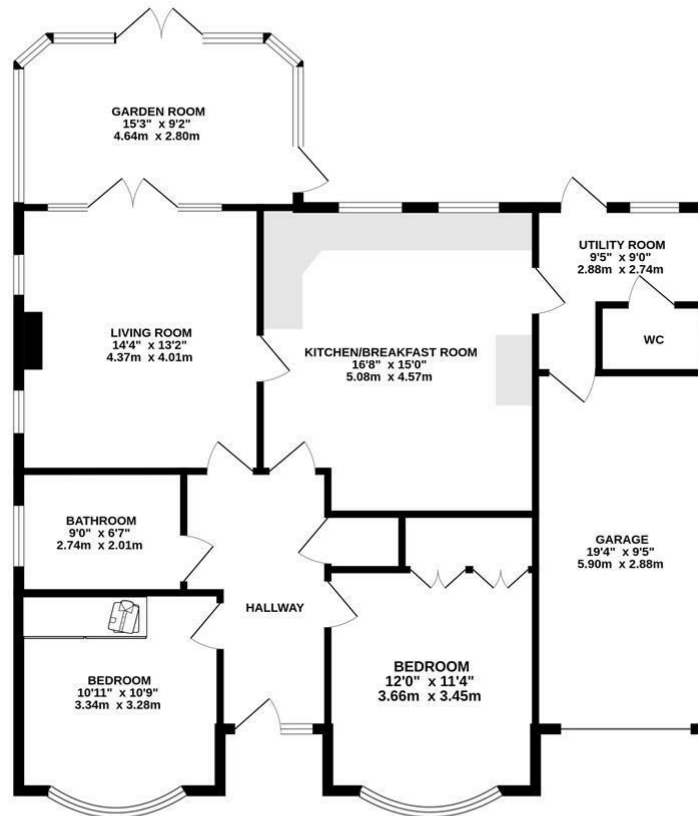
Moving along the hallway you'll find a spacious kitchen/breakfast room with white base and wall units, integrated oven and butler sink. There's plenty of space here for a full dining suite. The utility room gives access to the integral garage, a WC and the rear garden.

The comfortable living room has a fireplace with window either side and double doorway out to the bright and airy garden room. The tiled bathroom has both bath and separate shower and concludes the internal space of this pleasant home.

Externally the rear garden has a paved patio leading to lawn with mature plants edging the premises. To the front of the property is a large carriage driveway with plenty of off-street parking space.



GROUND FLOOR
1287 sq.ft. (119.5 sq.m.) approx.



TOTAL FLOOR AREA : 1287 sq.ft. (119.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix C2024

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Target	Current	Target
Very energy efficient - lower running costs [92 plus] A		Very environmentally friendly - lower CO ₂ emissions [92 plus] A	
[81-91] B		[81-91] B	
[69-80] C		[69-80] C	
[55-68] D		[55-68] D	
[39-54] E		[39-54] E	
[17-38] F		[17-38] F	
[1-16] G		[1-16] G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

SERVICES:

Local Authority: Brentwood
Council tax band: F
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

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