



Keith
Ashton

Hook End Lane, Hook End
Brentwood



ROSELANDS HOOK END LANE

Hook End Brentwood, CM15 0HD

Guide Price £950,000

With a pleasant outlook to the front, 'Roselands' is a spacious four-bedroom detached property sitting on a mature plot of just under ¼ of an acre (.22 stls) and offering around 2338 sq. ft of accommodation with fabulous potential for improvement. The ground floor layout offers great versatility with four large reception rooms, a ground floor shower room and a good-sized kitchen/diner, whilst to the first floor there is a master bedroom which has access to its own en-suite and there is also a family bathroom. Excellent parking for several vehicles is provided by way of a large 'in' and 'out' driveway plus an attached double length garage. The property is within easy reach of all local amenities and just a short walk to bus routes serving Brentwood Town Centre where you will find high street shopping and mainline train station.

FOUR GOOD-SIZED BEDROOMS
1ST FLOOR BATHROOM & G/F SHOWER
ROOM

2338 SQ.FT DETACHED FAMILY HOME
KITCHEN / DINER

EN-SUITE TO MASTER BEDROOM
L-SHAPED REAR GARDEN

FOUR RECEPTION ROOMS
LARGE DRIVEWAY PLUS GARAGE



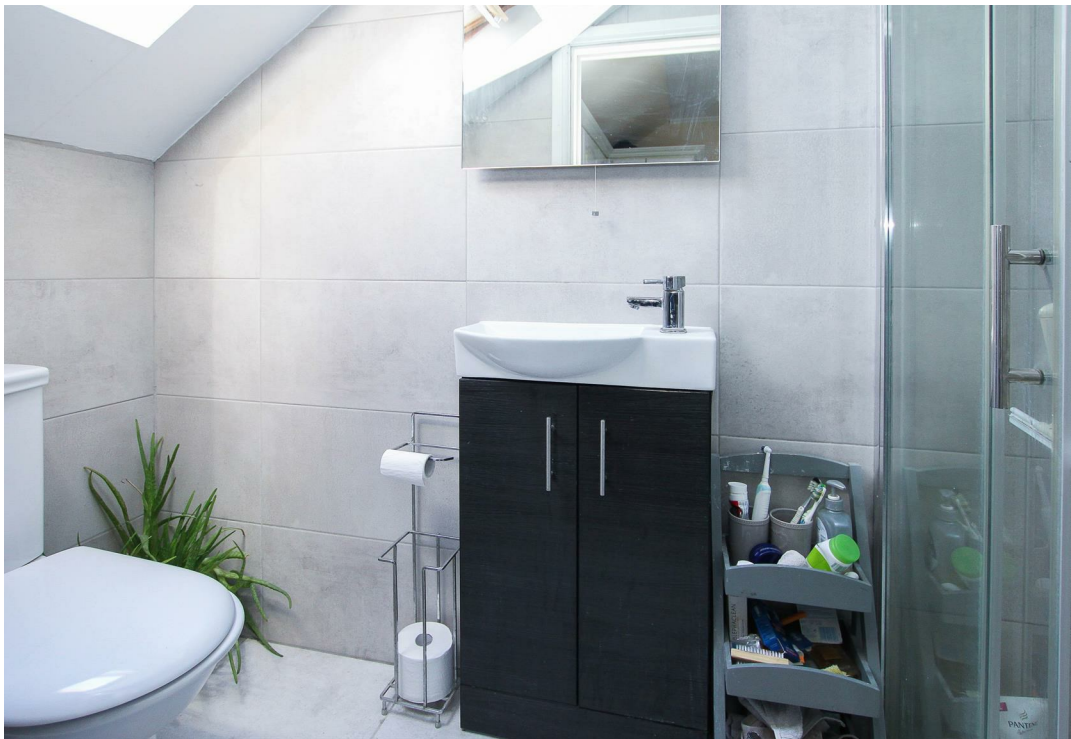
Description

Sitting centrally at the front of the property is a porch which opens into a large reception hallway with stairs rising to the first floor and two storage cupboards. There is a playroom with bay window to the front aspect and a large office/study of almost 30' in length which has French doors opening onto the rear garden. A bright lounge also has access to the rear garden via French doors and there are double doors which open into a separate dining room with a bay window overlooking the front. A country style kitchen has been fitted in a good range of wood effect wall and base units with leaded glass display cabinets, with space at one end of the kitchen to accommodate a family sized table. Integrated appliances include double oven and hob with extractor above and there is ample space for further freestanding appliances. From the kitchen there is access into a small lobby which has a door to the garden and further door into a ground floor cloakroom. Additionally, there is a ground floor shower room off the hallway.

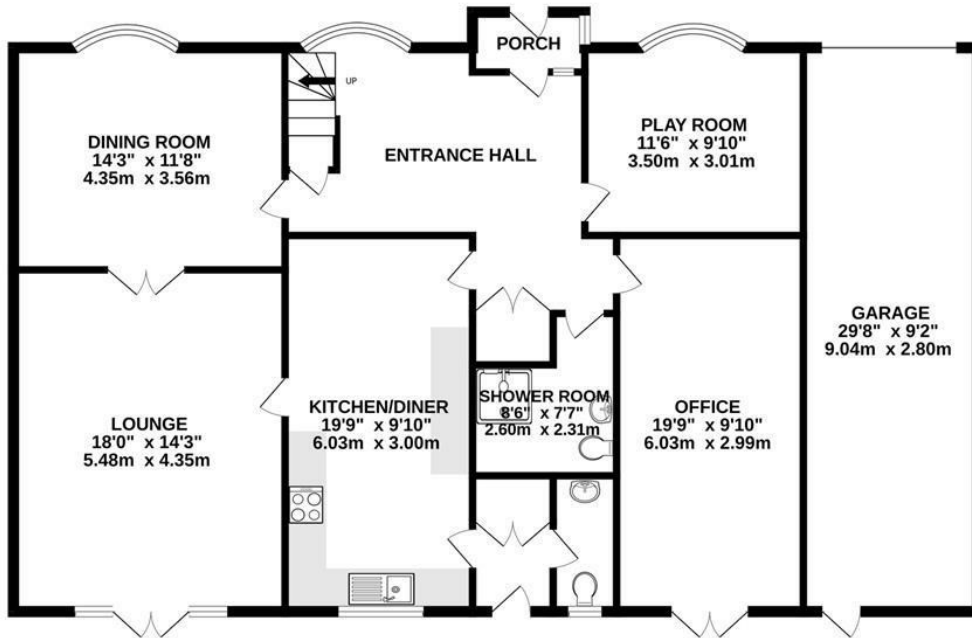
To the first floor a wide landing has doors to all rooms. There are four good-sized bedrooms along with a family bathroom. The master bedroom benefits from a double aspect to side and front, fitted bedroom furniture and having access to its own, fully tiled en-suite shower room.

As previously mentioned, 'Roselands' sits on a plot of just under ¼ of an acre with a lovely mature, L-shaped garden to the rear with neat lawns and paved patio. There is side pedestrian access to one side of the property which leads to the front where there is a large 'in' and 'out' driveway set behind wooden five-bar gates providing plenty of off-street parking for several vehicles. There is also a double length, attached garage with pedestrian door to the rear which provides further parking options.

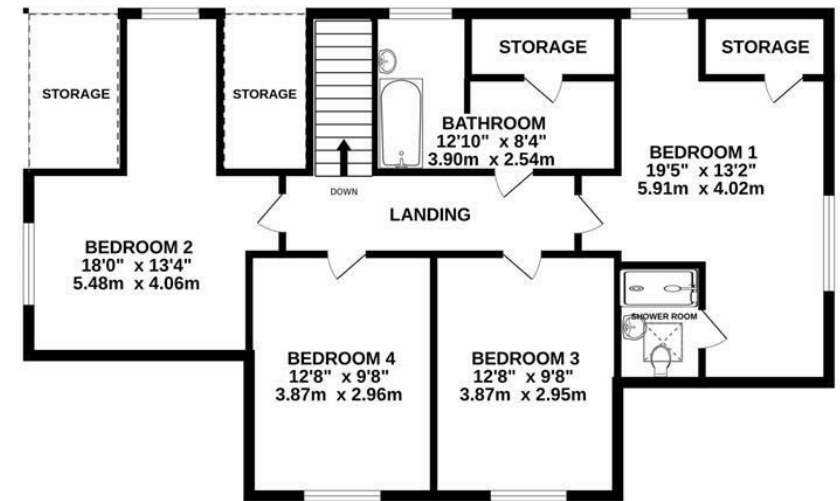




GROUND FLOOR
1524 sq.ft. (141.6 sq.m.) approx.

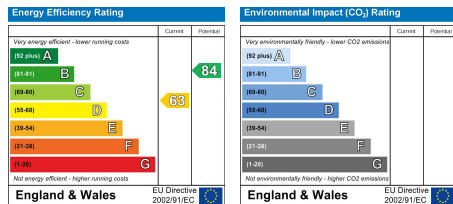


1ST FLOOR
913 sq.ft. (84.9 sq.m.) approx.



TOTAL FLOOR AREA : 2438 sq.ft. (226.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:
Local Authority: Brentwood
Council tax band: G
Post Code: CM15 0HD

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



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