



Keith  
Ashton

Wyatts Green Road, Wyatts Green  
Brentwood



## WYATT VILLA WYATTS GREEN ROAD Wyatts Green Brentwood, CM15 0PJ

Having been reconfigured to the ground floor level and beautifully refurbished by the current owners, we are delighted to bring to market this spacious five bedroom, detached family home which benefits from over 2200 sq.ft of accommodation, a large garden and plenty of off street parking which includes an integral garage. 'Wyatts Villa' is situated on a popular road in the semi-rural village of Wyatts Green, and is within a 20/25 minute drive to Chelmsford main town centre, and around 15 minutes drive to Brentwood and Shenfield towns.



Offers In Excess Of £975,000

REFURBISHED & RECONFIGURED BY  
THE CURRENT OWNERS  
KITCHEN / DINER / FAMILY ROOM

SPACIOUS 5 BEDROOM DETACHED  
HOUSE  
SEPARATE LOUNGE

2211 SQ.FT OF ACCOMMODATION  
STUDY / PLAYROOM

EN-SUITE TO LARGE MASTER  
BEDROOM  
EXCELLENT PARKING



Entering the property via a covered porch you find yourself in a bright and spacious hallway with stylish 'Herringbone' LVT (luxury vinyl tile) flooring which extends through the whole of the ground floor. There are doors to all main rooms and a staircase which rises to the first-floor level. Sitting to the front of the property there is a comfortable lounge with built-in media wall with contemporary inset fireplace below. To the rear of the property and spanning the width of the house is an impressive kitchen / diner / family room with bespoke fitted wall and base units with quartz work surface over, providing ample storage. There is an island unit with inset hob and further storage with integrated appliances to include double ovens, fridge/freezer and dishwasher. Off the kitchen, hidden behind 'secret double doors' is a separate utility room, where you have space and plumbing for additional appliances and wall and base units matching those of the kitchen, including a sink unit. Families with children will note that there is a separate playroom; this room could also be utilized as a quiet study for those looking for a space to work from home. Finally, a ground floor cloakroom is located off the hallway, with white space saver wash hand basin and close coupled w.c.

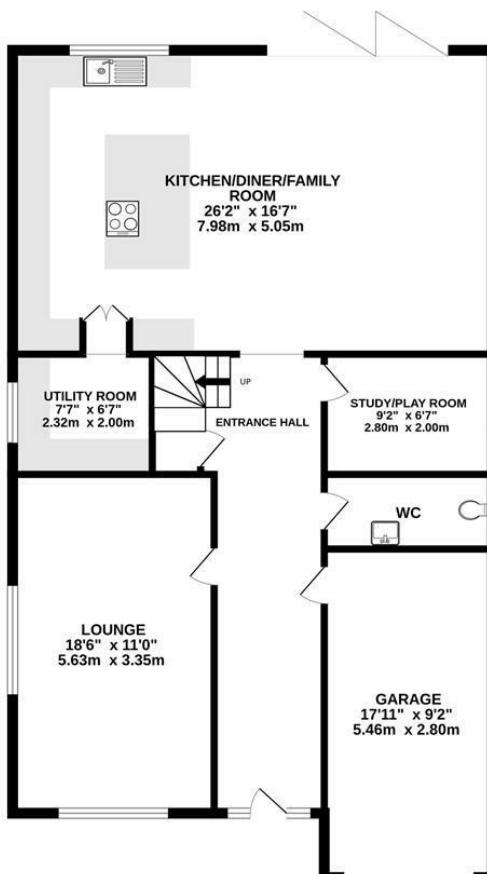
Rising to the first-floor level, a spacious landing has doors to all bedrooms along with the family bathroom. There are five, well-proportioned, double bedrooms. One of the bedrooms is currently being used as a dressing room, fitted with an extensive range of modern wardrobes. The master bedroom is a lovely room, affording lots of space and light through two windows to the front elevation. A door leads into a good-sized en-suite bathroom with panelled bath, wash hand basin and w.c. Finishing the accommodation on this level is a family bathroom which comprises of a corner shower cubicle, panelled bath, wash hand basin and w.c. The Vendor has made us aware that all widows and doors (including the front door and bi-folds) were replaced approximately 3 years ago.

To the rear of the property there is a large garden, measuring in the region on 100' in length (stls), commencing with a paved patio with the remainder being laid to lawn. There is access on both sides of the property through to the front, where you have a spacious driveway providing excellent off-street parking for several cars, along with an integral garage.

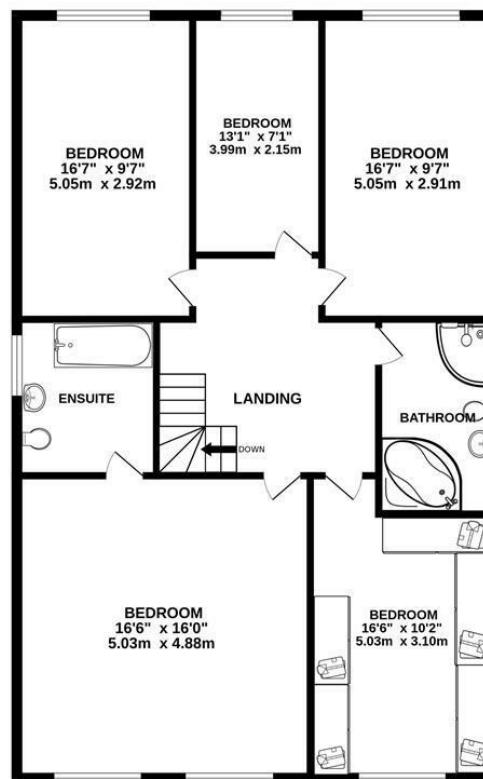




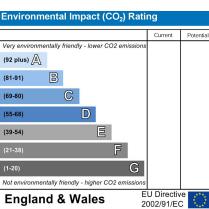
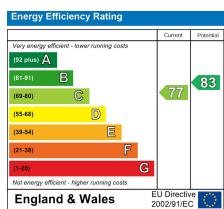
GROUND FLOOR  
1122 sq.ft. (104.2 sq.m.) approx.



1ST FLOOR  
1090 sq.ft. (101.2 sq.m.) approx.



TOTAL FLOOR AREA: 2211 sq.ft. (205.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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#### SERVICES:

Local Authority: Brentwood  
Council tax band: F  
Post Code: CM15 0PJ

#### 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)

