



Hanging Hill Lane

Brentwood, CM13 2HG

GUIDE PRICE: £775,000 - £800,000: This four bedroom detached family home is conveniently located for local schools and Shenfield Railway Station. With modern interior throughout the property benefits from lounge, conservatory, separate diner / office and open plan kitchen diner. Upstairs the property benefits from four double bedrooms, ensuite to master and family bathroom. Externally the property has a 60ft garden with patio to lawn, side access to front and access to garage. Offstreet parking to driveway for at least four cars.

Guide Price £775,000 - Freehold - Council Tax: F

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Entrance Hall

Entrance via door to front, stairs to first floor, hard wood flooring, doors to accomdation.

Lounge

18'9 x 12'2 (5.72m x 3.71m)

Double glazed window to front, radiator, hard wood flooring.

Conservatory

12'10 x 11'4 (3.91m x 3.45m)

Double glazed windows to all aspects, double glazed double doors to garden, hardwood flooring.

Dining Room

11'3 x 9'9 (3.43m x 2.97m)

Double glazed window to front and side, radiator, hard wood flooring.

Kitchen

17'3 x 8'7 (5.26m x 2.62m)

Double glazed window to rear, door to garden, storage cupboard, fitted with a range of wall and base units, ceramic single drainer sink. Integrated appliances include: electric hob, oven, extractor, dishwasher, fridge freezer and washing machine. Hard wood flooring.

WC

double glazed frosted window to front, Low level WC, wash hand basin, solid wood flooring.

Bedroom One

11'10 x 10'9 (3.61m x 3.28m)

Double glazed window to rear, radiator, carpet flooring

En-Suite

8'11 x 3'5 (2.72m x 1.04m)

Low level WC, wash hand basin, shower cubicle, chrome heated towel rail, tiled flooring.

Bedroom Two

11'4 x 10'9 (3.45m x 3.28m)

Double glazed window to front, radiator, carpet flooring

Bedroom Three

11'4 x 7'10 (3.45m x 2.39m)

Double glazed window to rear, radiator, carpet flooring

Bedroom Four

9'5 x 7'9 (2.87m x 2.36m)

Double glazed window to rear, radiator, carpet flooring

Bathroom

8'10 x 4'11 (2.69m x 1.50m)

Double glazed frosted window to rear, low level WC, wash hand basin, tiled bath with overhead shower, tiled walls, tiled flooring.

Garden

60ft rear garden, patio to lawn, access to garage.

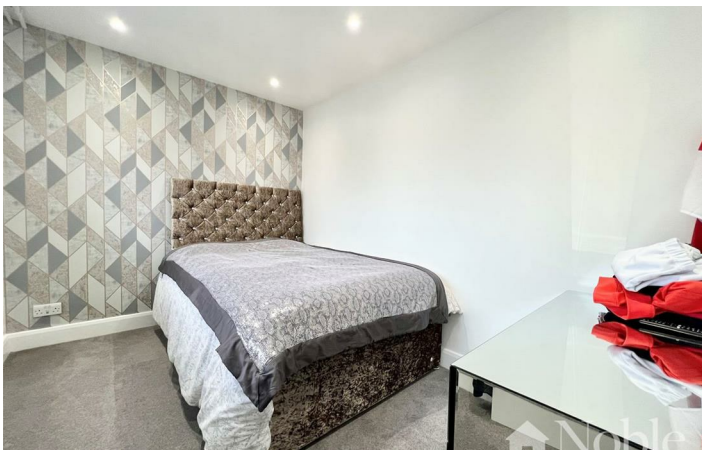
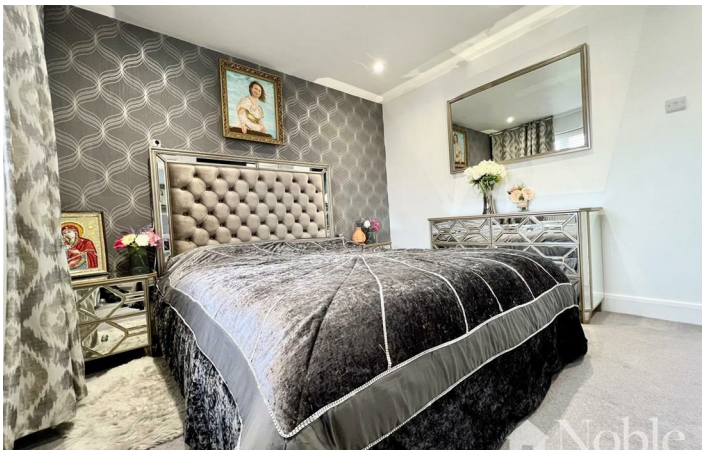
Parking

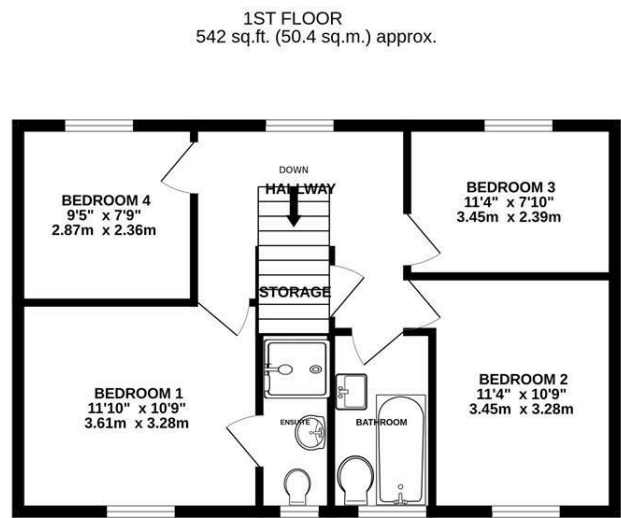
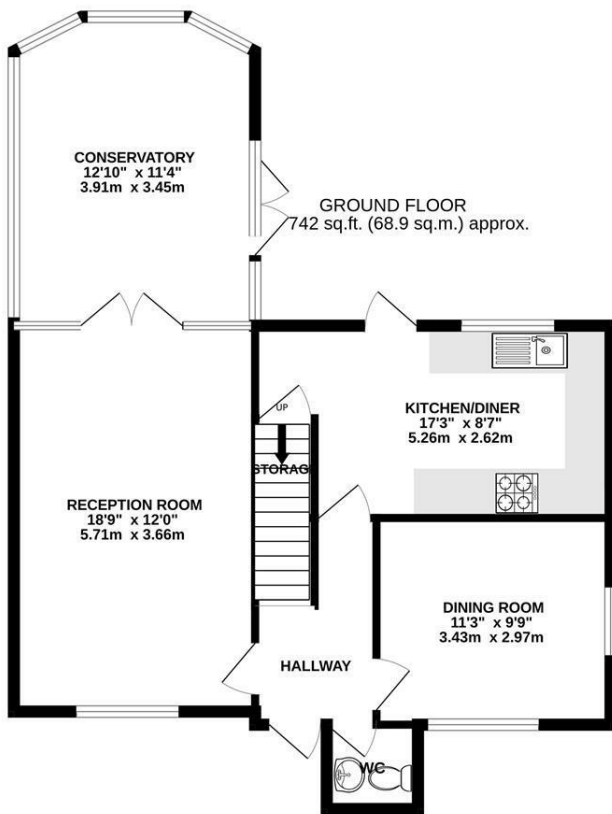
Off-street parking to front driveway for over 4 vehicles, garage to side.

Garage

Up and Over door, full power throughout.







TOTAL FLOOR AREA: 1284 sq.ft. (119.3 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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Material Information:
Council Tax Band: F
Tenure: Freehold

