

DURDEN & HUNT

INTERNATIONAL



Hook End Road, Brentwood CM15

Offers In Excess Of £1,000,000

- No Onward Chain
- Modern Open Plan Kitchen And Dining Area
- Family Bathroom
- Excellent Transport Links
- High Specification Throughout
- Master Bedroom With Walk In Wardrobe And En Suite
- Large Garden With Patio
- Large Living Room
- Three Additional Bedrooms, One With En Suite
- Off Road Parking

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Durden and Hunt welcome to the market this beautifully presented, four bedroom detached home located in Brentwood and offered with no onward chain.

Internally this property is completed to a high specification throughout including a large living room and a modern, open plan kitchen and dining room that features bifold doors opening onto the garden. The ground floor further offers an additional reception room, separate utility space, with access to the exterior, and a downstairs shower room and WC.

The first floor consists of a master bedroom with walk in wardrobe, luxury en suite and Juliet balcony that overlooks the mature garden. This floor further boasts three additional bedrooms, one of which has an en suite, and a luxurious and contemporary family bathroom.

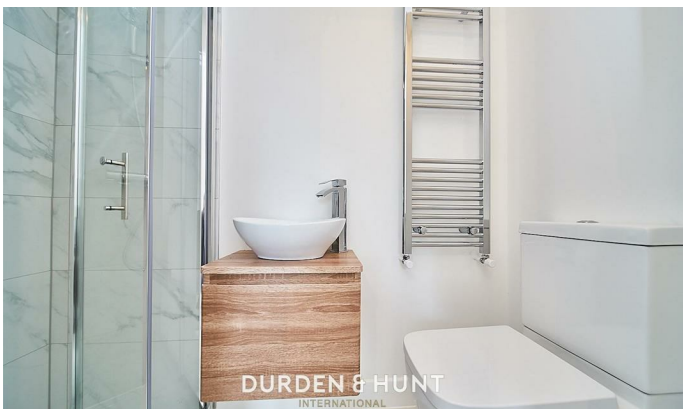
Externally, this property benefits from a large garden with patio area and side access leading onto the driveway at the front of the property.

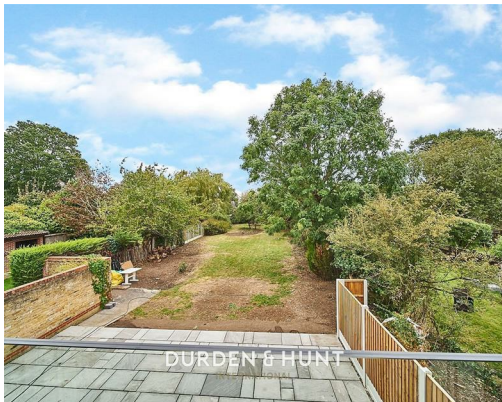
Ideally located close to local shops, schools, and amenities, as well as excellent transport links including the A12, M25, Ingatestone train station and Brentwood and Shenfield stations that feature the Elizabeth Line, offering direct access to Liverpool Street Station.

Consumer Protection from Unfair Trading Regulations
2008. Misrepresentations Act 1967. Property Misdescriptions Act 1991.

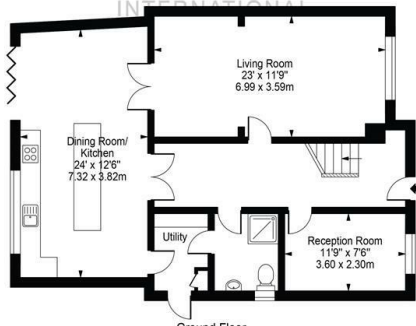
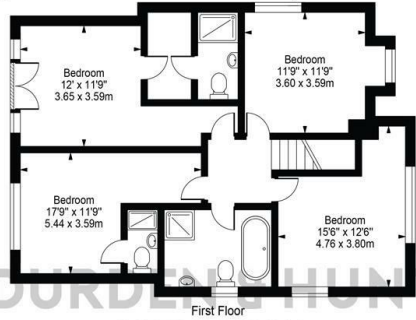
These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt

have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion photographs may be owner supplied. On most occasions features and facilities of a property are owner advised and potential buyers/tenants are advised to confirm these. Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied was true at time of instruction. References to the tenure, lease length, ground rent and service charges for any property are based on information supplied by the seller, buyers are advised to obtain verification of these stated figures from their solicitor before purchasing. Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated. Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances. Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Durden & Hunt are a proud member of The Property Ombudsmen.



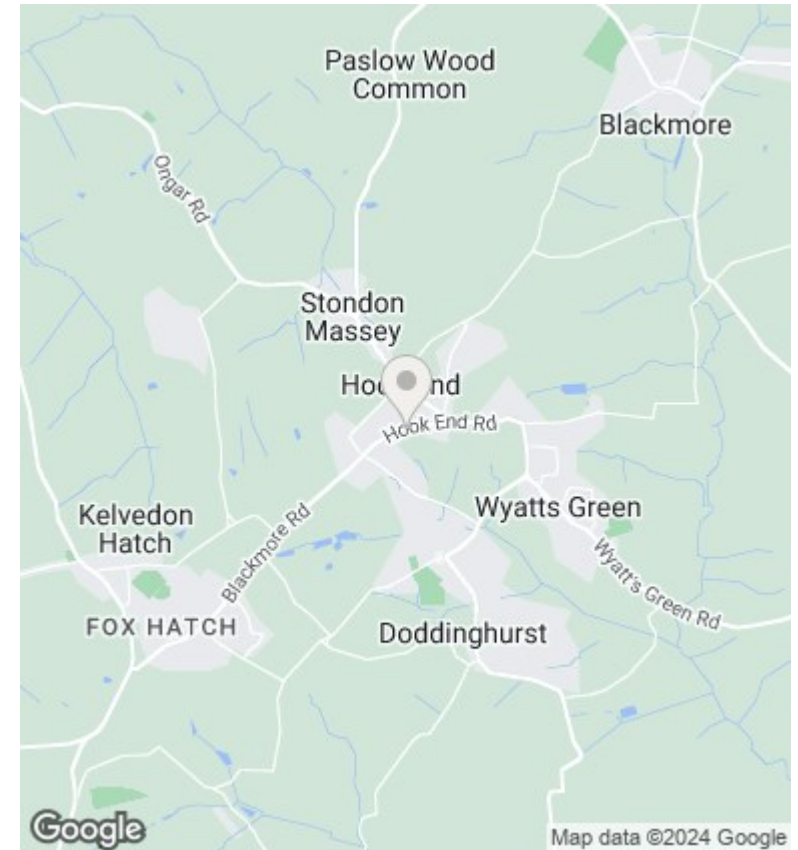


St. Tropez Hook End Road
 Approx. Gross Internal Area 1903 Sq Ft - 176.78 Sq M



Ground Floor
 For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Viewings

Viewings by arrangement only.
 Call 01277402068 to make an appointment.

Council Tax Band

F

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			84
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	