



## Iris Close, Pilgrims Hatch, Brentwood

£485,000



- Immaculately presented throughout
- Three bedroom family home located on the sought after "Flowers" development Pilgrims Hatch
- Accessible to Brentwood High Street offering a variety of shops, pubs and restaurants
- Easy access to A12/M25 and good transport links
- South Westerly facing garden
- Spacious living accommodation comprising entrance hall, kitchen, utility room, lounge, dining room and conservatory
- Three well proportioned bedrooms plus family bathroom
- Garage (not suitable for a car)
- Driveway parking



**Immaculately presented three bedroom family home located on the popular "Flowers" development, Pilgrims Hatch Brentwood. Located close to the infamous Brentwood Centre, accessible to Brentwood High Street, great transport links plus easy access to A12/M25 road links. Popular schools and local amenities nearby. Accommodation boasts, entrance hall, lovely size lounge, kitchen, utility room, dining room and conservatory. First floor is home to three well proportioned bedrooms and family bathroom. Externally the property has a South Westerly facing garden, driveway parking and garage (not suitable for a car)**

**Guide £475,000 - £500,000**

Entrance hall commences with stairs leading to first floor accommodation. Under stairs storage cupboard. Tiled flooring with under floor heating fitted. Kitchen 15'0 x 10'4 gives external access to rear garden, double glazed window. An array of wall and base mounted units with matching pan size storage drawers. Granite worksurfaces with matching upstands housing inset sink with swan neck mixer tap. Neff Induction hob and extractor hood which is vented to the outside. Encased double oven, wine cooler and Bosch dishwasher to remain. Matching centre storage island with matching Granite worksurfaces. Continuation of tiled flooring with under floor heating.. Smooth to coved ceiling with ample spotlighting. Pantry cupboard. Other appliances can be housed in utility room 7'4 x 7'2. Dining room 10'8 x 9'0 gives access to conservatory via double glazed sliding doors. Wooden style flooring. Smooth to coved ceiling. Conservatory 9'8 x 8'0 overlooks and gives access to rear garden via French double glazed doors. Fan light double glazed windows. Tiled flooring. Lounge 12'9 x 10'3 overlooks the front aspect. Double glazed window. Feature gas fire. Wooden style flooring. Smooth to coved ceiling.

First floor is home to three well proportioned bedrooms and family bathroom.

Bedroom one 12'9 x 8'3 measured to wardrobe. Double glazed window to front. Built in wardrobe.

Bedroom two 10'8 x 10'0 double glazed window to rear.

Bedroom three 10'0 x 6'4 double glazed window to front. Storage cupboard.

Bathroom 6'3 x 6'2 P-shaped bath fitted with shower and glass splash screen door. Wash hand basin and low level wc. Tiling to walls. Obscure double glazed window.

Externally the property has a predominately lawned rear garden, South Westerly facing with patio seating area and flower bed bordering. Driveway parking to front. Garage has an electric roller door (not suitable for car but would be suitable for a motorbike)

Council Tax Band: D

Local Authority: Brentwood

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission, and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



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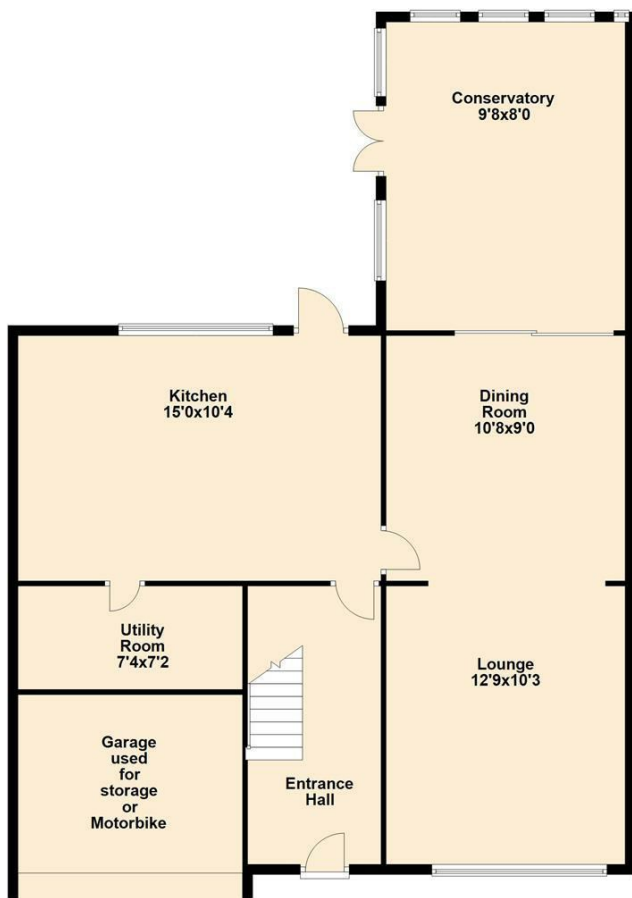


# Local Life

Brentwood began as a small settlement in a woodland clearing on the London to Colchester road over eight hundred years ago. Gradually it developed into a small market town where medieval pilgrims, on their way to the shrine of St Thomas Becket at Canterbury, visited St Thomas' Chapel in the High Street. Pilgrims Hatch is located on the outskirts of Brentwood. Accessible for Brentwood High Street and The Brentwood Centre. where you can enjoy gym, swimming pool, fitness classes & sports hall facilities. Popular schools nearby plus easy access to A12/M25 road links .



Ground Floor



First Floor

