



**Coxtie Green Road, Pilgrims Hatch**  
**£750,000**  
**2-bed semi-detached house**

**HOME**





**EPC**  
D



**Council Band**  
E (£2,520.55.)

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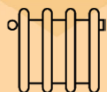


**Bedrooms**  
2



**Bathrooms**  
2

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**Heating**  
Gas central  
heating



**Parking**  
Driveway  
parking

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**Outside Space**  
Deceptive plot



**Tenure**  
Freehold

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# Coxtie Green Road

This charming late 1700's cottage, set on the outskirts of Brentwood, offers a unique opportunity for potential buyers. Having potential for a double storey side extension (subject to planning permission), this property has opportunity to create even more living space by doubling the size of the home.

Inside, the cottage offers two formal reception rooms, ideal for entertaining guests or relaxing with family. The open plan kitchen/family room is a great space for everyday living and dining. The property includes an ensuite bathroom and first-floor shower room, providing modern conveniences. Many original features can be found throughout the cottage, adding character and charm.

The property boasts an annex with a bedroom and bathroom, perfect for guests or family members seeking their own space. The cottage also features driveway parking to the side, ensuring convenience for residents. With far-reaching views over open countryside provide a peaceful and picturesque setting for this home.

Brentwood, Essex, is a vibrant town with plenty to offer residents. From shopping and dining in the high street to exploring the surrounding countryside, there is something for everyone. The town is also known for its excellent schools and recreational facilities, making it a great place to raise a family. Residents can enjoy leisurely walks in nearby parks or visit the historic Brentwood Cathedral. The town also hosts a variety of events and festivals throughout the year, providing entertainment for all ages.



## Features

- No onward chain
- Late 1700's cottage
- Scope for double storey side extension (STPP)
- Annex with bedroom and bathroom
- Driveway parking to the side
- Far reaching views over open countryside
- Two formal reception rooms
- Open plan kitchen/family room
- Ensuite bathroom and shower room
- Many original features throughout

## Location

The property is situated a short drive from Brentwood Town Centre at approx. 2.6 miles away, and Weald Country Park is 1.5 miles away.

## Niceties

Popular 'Alec's' restaurant is located just 1.7 miles away. Brentwood Golf Club is situated within 0.9 miles.

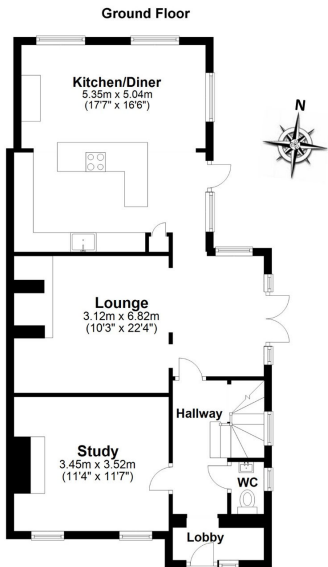
## Travel

For those that commute Brentwood train station is located within 3.1 miles and gives links to London Liverpool Street and the M25 & A12.

## Schools

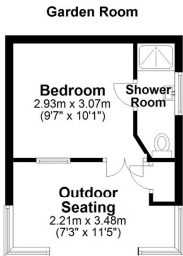
1.9 miles away is St Peter's Church of England Primary School, with several secondary schools located in Brentwood Town.

Floor Plans



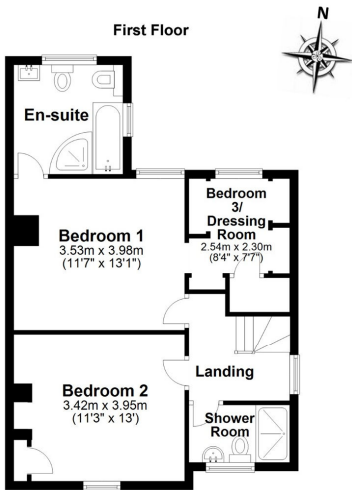
APPROX INTERNAL FLOOR AREA  
74 SQ M 793 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
125 SQ M 1346 SQ FT  
This plan is for layout guidance only and is  
**NOT TO SCALE**  
Whilst every care is taken in the preparation  
of this plan, please check all dimensions,  
shapes & compass bearings before making  
any decisions reliant upon them.

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APPROX INTERNAL FLOOR AREA  
22 SQ M 233 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
125 SQ M 1346 SQ FT  
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APPROX INTERNAL FLOOR AREA  
51 SQ M 553 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
125 SQ M 1346 SQ FT  
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EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	68	80

The Nitty Gritty

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £30 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

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thepartnership.co.uk

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