

Keith Ashton

Orchard Lane, Pilgrims Hatch

Brentwood







11 ORCHARD LANE

Pilgrims Hatch Brentwood, CM15 9RE

Guide Price £550,000 - £600,000

We are delighted to bring to the market this well-presented detached family home, ideally located in the ever-popular Pilgrims Hatch area of Brentwood. Offered with No Onward Chain the property offers three bedrooms and boasts an impressive 130ft rear garden, presenting excellent potential for extension, subject to the necessary planning permissions.

Conveniently situated just a short drive from Brentwood town centre, the home benefits from an array of shops, bars, and restaurants, along with a mainline railway station providing excellent transport links into London and beyond.

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- DETACHED FAMILY HOME
- NO ONWARD CHAIN
- SPACIOUS LOUNGE
- POTENTIAL TO EXTEND (STPP)
- THREE BEDROOMS
- EASY REACH OF LOCAL SCHOOLING
- 130FT REAR GARDEN
- SHORT DRIVE TO BRENTWOOD STATION



Description

The internal accommodation begins with a porch opening into a welcoming entrance hall. To the left, a spacious lounge extends from the front to the rear of the property and features French doors opening directly onto the rear garden, creating an excellent space for both relaxing and entertaining. The open-plan kitchen/diner is well equipped with a comprehensive range of eye and base level units and generous worktop space, while also providing access to a ground-floor cloakroom and an external door to the rear.

To the first floor, the landing leads to two well-proportioned double bedrooms, a further single bedroom, and a family bathroom fitted with a four-piece suite.

Externally, the impressive 130ft rear garden begins with a paved patio area and extends to a well-maintained lawn, bordered by mature shrubs and complemented by a summer house. To the front, a paved driveway provides convenient off-street parking.

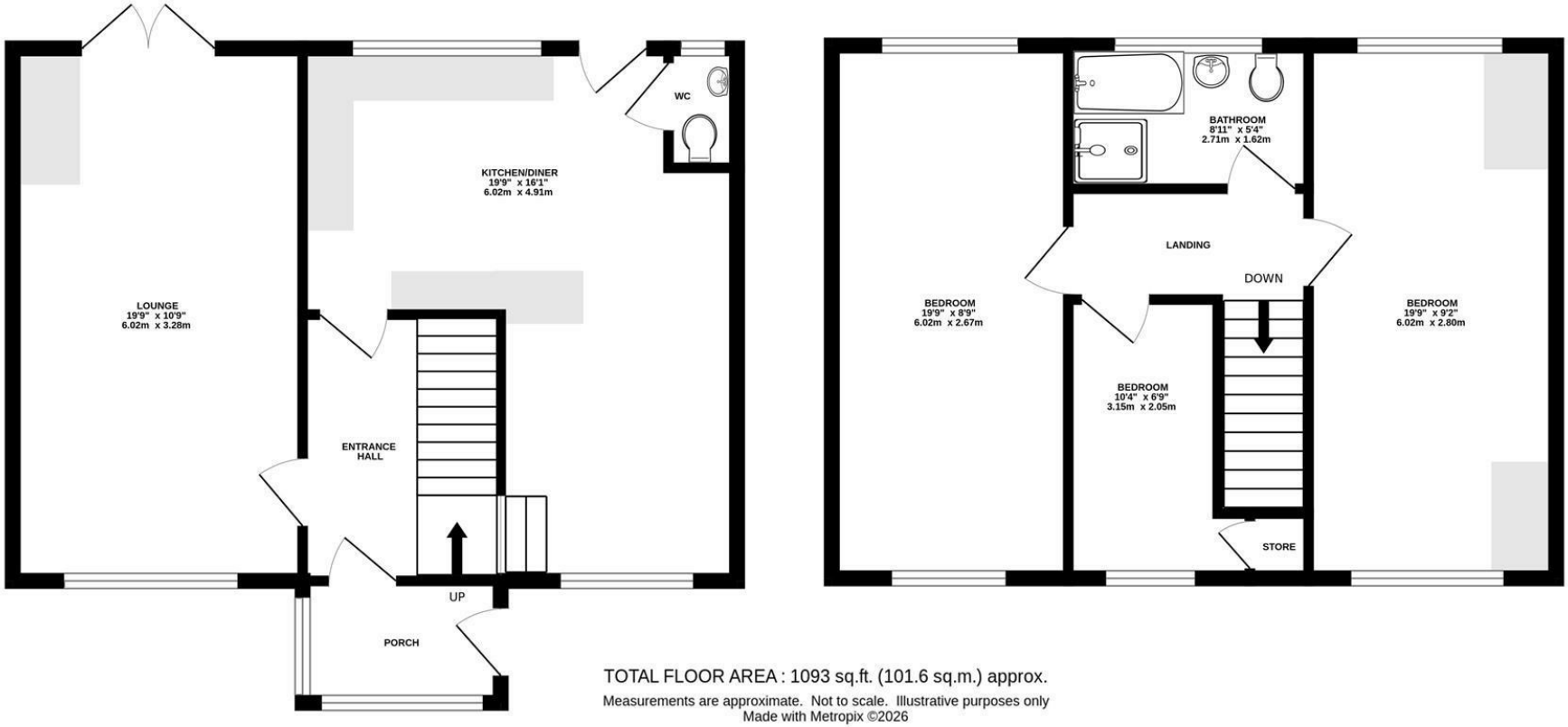






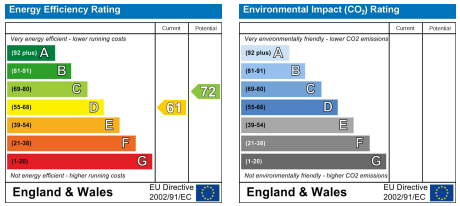
GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.

1ST FLOOR
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1093 sq.ft. (101.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:

Local Authority: Brentwood
Council tax band: D
Post code: CM15 9RE

VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

OPENING HOURS:

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

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 260858
or visit our interactive website at 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