

Keith Ashton

Hook End Road, Hook End
Brentwood







PRESTBURY HOOK END ROAD

Hook End Brentwood, CM15 0HB

Guide Price £1,150,000

Set-well back from the road and sitting on a good-sized plot is this bright and spacious, FIVE DOUBLE BEDROOM family home offering over 2500 sq.ft. of accommodation, a beautifully maintained, mature garden to the rear measuring in excess of 250' and off-street parking for several vehicles, which includes an attached garage. 'Prestbury' is perfectly positioned, overlooking fields to the front elevation and being surrounded by bridleways and footpaths giving access to peaceful countryside walks, and yet still has the convenience of being within a short distance of local amenities, with Doddinghurst Village just a few minutes' drive away and Brentwood and Shenfield Town Centres with High Street shopping and mainline train services being approx. 5 miles away. Viewers will note that the property has been well-maintained throughout but still offers an excellent opportunity for any new homeowner to create their own style and make this into a truly fabulous family home and we would recommend interested parties viewing at their earliest convenience.

- FIVE DOUBLE BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- REAR GARDEN IN EXCESS OF 250'
- LIVING ROOM & SEPARATE LOUNGE
- KITCHEN / DINER & SEPARATE UTILITY
- ATTACHED WORKSHOP
- BATHROOM & GROUND FLOOR W.C
- EXCELLENT PARKING INC. GARAGE



Description

Entering the property, you find yourself in a spacious reception hallway with doors into the utility room, living room, kitchen/dining room and a ground floor cloakroom fitted with wash hand basin and w.c. There are two reception rooms; a spacious living room to the front of the property which opens into a separate lounge area at the rear. These two rooms are divided by bi-folding doors allowing you to either use as two separate rooms or to have as one open plan space. There is a large bay window to the front and sliding patio doors to the rear which allows for plenty of natural lighting throughout the two rooms. From the lounge at the rear there is access into a dining room, where there are a further set of sliding patio doors giving access into the garden. The dining room is open plan to the kitchen, which can also be accessed from the hallway. White, wall and base units are fitted providing excellent storage options and there is space for free-standing appliances, including cooker, dishwasher and fridge/freezer. Additional storage and space for appliances is provided in a good-sized utility room which is located off the hallway; here you have an extensive range of wall and base units to match the kitchen, and space and plumbing for a washing machine, tumble and a single drainer sink unit.

An open tread staircase gives access to the first-floor level, here you will find a double storage cupboard, doors to three of the bedrooms, and a family bathroom with separate w.c. Two of the bedrooms on this level have fitted wardrobes and there is ample space in the third for either freestanding or fitted furniture. The master bedroom further benefits from the use of an en-suite bathroom with panelled bath, w.c. and wash hand basin. The family bathroom has been fully tiled and includes a panelled bath with handheld shower attachment and a wash hand basin with vanity unit below. Adjacent to the bathroom is a separate w.c. with corner wash hand basin. Overall, the property has FIVE DOUBLE bedrooms, two of which are located on the second-floor level, along with handy eaves storage space. The largest of the two rooms on the second floor is a fabulous, bright and spacious room with views over the garden to the rear and two Velux skylight windows to the front; the current owners use this room as a home office, allowing them space to work peacefully away from the main living areas.

To the rear of the property there is a beautifully kept rear garden which measures more than 250' in length. The garden commences with a paved patio which extends to the side of the property providing a lovely space to sit and enjoy views of the garden beyond. A tidy lawn extends down the garden, where halfway down, a trellis fence and archway opens into the rear section of the garden which has been perfectly designed to encourage and support a vast array of wildlife. This section of the garden includes a pond, spring and summer flowering meadow areas, native hedging and a woodland style path with bluebells and foxgloves, all providing a superb haven for birds and other wildlife. As previously mentioned, the property is set well-back from the road, with a large driveway providing excellent parking for many vehicles, which includes an attached garage. Furthermore, there is a separate, spacious workshop with shelving, workbench and a pedestrian door to the rear giving access into the garden.









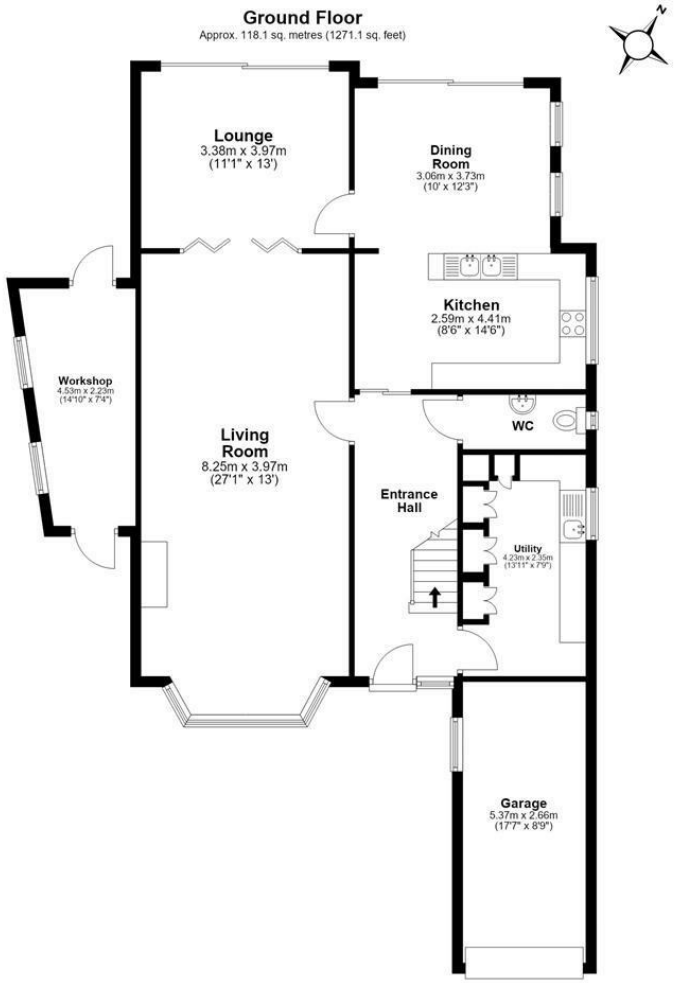




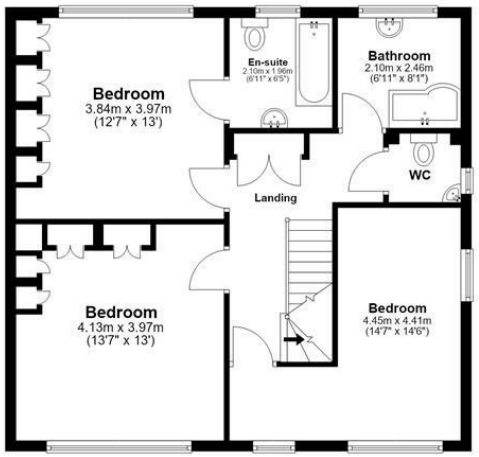




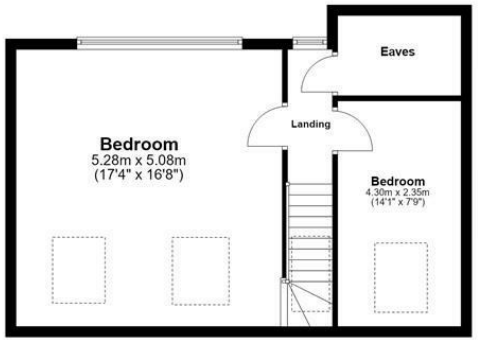
Ground Floor
Approx. 118.1 sq. metres (1271.1 sq. feet)



First Floor
Approx. 68.5 sq. metres (736.8 sq. feet)



Second Floor
Approx. 46.4 sq. metres (499.1 sq. feet)



Total area: approx. 232.9 sq. metres (2507.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omisson or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
Floor Plan Drawn According To RICS Guidelines
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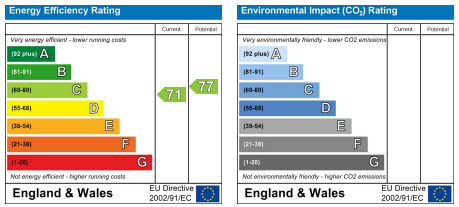

SERVICES:
Local Authority: Brentwood
Council tax band: F
Post Code: CM15 0HB

VIEWING:
Strictly by prior arrangement with Keith Ashton Estate Agents

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 375757 or visit our interactive website at www.mortgagebusiness.net

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