


Keith Ashton

Blenheim Road, Pilgrims Hatch

Brentwood







# THE HOLLIES BLENHEIM ROAD

## Pilgrims Hatch Brentwood, CM15 9LP

£425,000

We are delighted to present to the market this attractive and well-maintained family home, ideally situated within the popular Pilgrims Hatch area of Brentwood. Offered for sale with No Onward Chain, the property provides spacious and versatile accommodation, comprising three well-proportioned bedrooms and two bathrooms.

Perfectly positioned for families, the property is conveniently located close to the highly regarded Larchwood Primary School, with a range of local amenities also within easy reach. Brentwood mainline railway station is just a short drive away, providing excellent transport links. An excellent opportunity for buyers seeking a spacious family home in a popular and convenient location.

- SEMI-DETACHED HOUSE
- NO ONWARD CHAIN
- THREE BEDROOMS
- SPACIOUS REAR GARDEN
- ENSUITE TO PRINCIPAL BEDROOM
- PRIVATE DRIVEWAY
- GROUND FLOOR WC
- GARAGE



## Description

The internal accommodation begins with a welcoming porch, leading into a comfortable front-facing lounge, where a large window allows an abundance of natural light to flood the room. A central hallway provides access to the well-appointed kitchen, which is fitted with a range of wall and base units and benefits from both a window and an external door. To the rear, a further spacious reception room provides an ideal setting for family living, with a window and sliding doors overlooking and leading out to the rear garden. A useful ground floor WC completes the accommodation on this level.

To the first floor, a central landing leads to three well-proportioned bedrooms. The principal bedroom benefits from built-in wardrobes and a private en-suite shower room, while a modern family bathroom serves the remaining bedrooms.

Externally, the rear garden features a paved patio area, providing an ideal space for outdoor seating and entertaining, with the remainder laid to lawn and complemented by mature shrub borders. To the front, a driveway provides off-road parking, running alongside a neatly maintained lawn and leading to the garage, which is fitted with an up-and-over door.

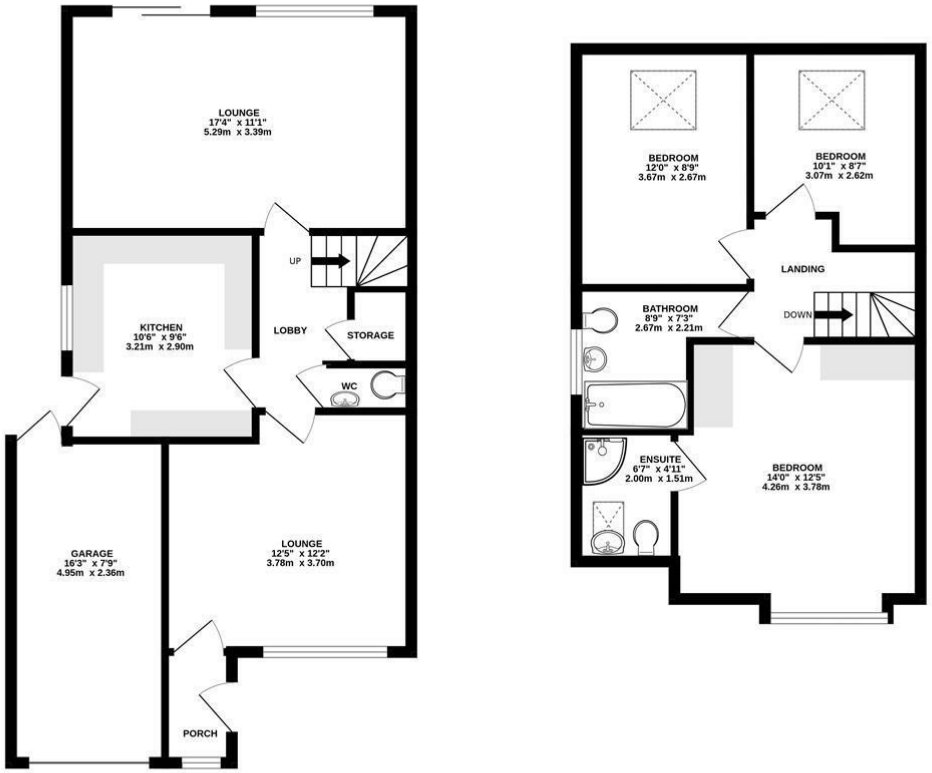






GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.

1ST FLOOR
477 sq.ft. (44.4 sq.m.) approx.




TOTAL FLOOR AREA : 1130 sq.ft. (104.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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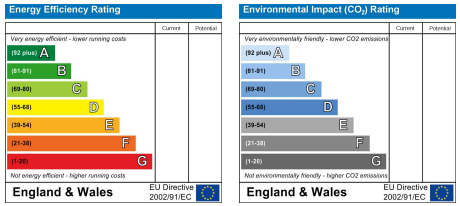





## SERVICES:

Local Authority: Brentwood
Council tax band: E
Post code: CM15 9LP

## 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