



**Keith  
Ashton**

Viking Way, Pilgrims Hatch  
Brentwood



## 53 VIKING WAY

Pilgrims Hatch Brentwood, CM15 9HY

**\*\*Guide Price £425,000 - £450,000\*\*** We are delighted to bring to the market this beautifully presented mid-terrace home, ideally situated in the popular Pilgrims Hatch area of Brentwood, within easy reach of local amenities and highly regarded schools.

Offered with No Onward Chain, this lovely home provides well-proportioned living accommodation, including three bedrooms, a south-west facing rear garden, a garage and the added benefit of off-street parking.

- MID-TERRACE FAMILY HOME
- NO ONWARD CHAIN
- BEAUTIFULLY PRESENTED THROUGHOUT
- SOUTH-WEST FACING GARDEN
- THREE BEDROOMS
- EASY REACH OF HIGHLY REGARDED SCHOOLS
- GARAGE
- SHORT DRIVE TO BRENTWOOD STATION

Guide Price £425,000 - £450,000



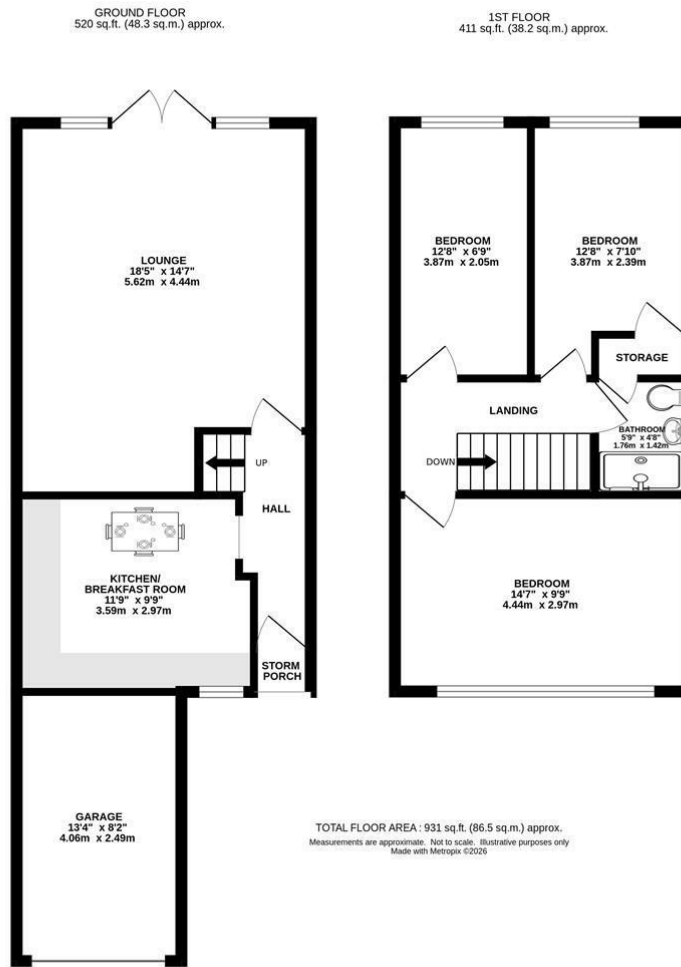
## Description

The accommodation begins with a welcoming entrance hall leading into the front-facing kitchen/breakfast room, fitted with a range of eye and base level units, integrated appliances and ample worktop space. To the rear, the comfortable lounge offers space for both living and dining, with double doors opening onto and framing views of the beautifully maintained garden.

To the first floor, the generous principal bedroom is positioned at the front of the property. Two further well-proportioned bedrooms overlook the rear garden, while a contemporary shower room completes the accommodation.

Externally, the south-west facing rear garden has been thoughtfully landscaped with attractive planting, creating a delightful outdoor retreat. A shed with power and lighting is located at the rear of the garden. To the front, a block-paved driveway provides off-street parking and leads to the garage.





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
Very energy efficient - lower running costs [02 plus] <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions [02 plus] <b>A</b>	
[01-01] <b>B</b>		[01-01] <b>B</b>	
[03-03] <b>C</b>		[03-03] <b>C</b>	
[04-04] <b>D</b>		[04-04] <b>D</b>	
[05-05] <b>E</b>		[05-05] <b>E</b>	
[06-06] <b>F</b>		[06-06] <b>F</b>	
[07-07] <b>G</b>		[07-07] <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

**SERVICES:**

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

**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](http://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](http://www.keithashton.co.uk)

**Brentwood**  
Tel. 01277 260858

**Village Office**  
Tel. 01277 375757

**Lettings Office**  
Tel. 01277 202200

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