



# Kiln Field

Hook End, Brentwood

GUIDE PRICE £475,000 - £500,000 This three-bedroom link-detached house, located only 0.6 miles from the amenities in Doddinghurst and the highly regarded Doddinghurst Infant School, offers a great

Council Tax band: E

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- NO ONWARD CHAIN
- 0.6 MILES FROM THE AMENITIES OF DODDINGHURST
- GREAT OPPORTUNITY FOR PERSONLISATION
- BLOCK PAVED DRIVEWAY & ATTACHED GARAGE





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As you enter, you're welcomed by a spacious porch that leads into the hallway. The ground floor features a wc, a separate kitchen, and a large reception room at the rear. It's worth noting that some neighboring properties have extended into the garage to create additional living space, indicating the potential to do the same here, subject to usual planning permissions.

Upstairs, there are two generously sized double bedrooms, both with built-in cupboards, a third single bedroom, and a family bathroom

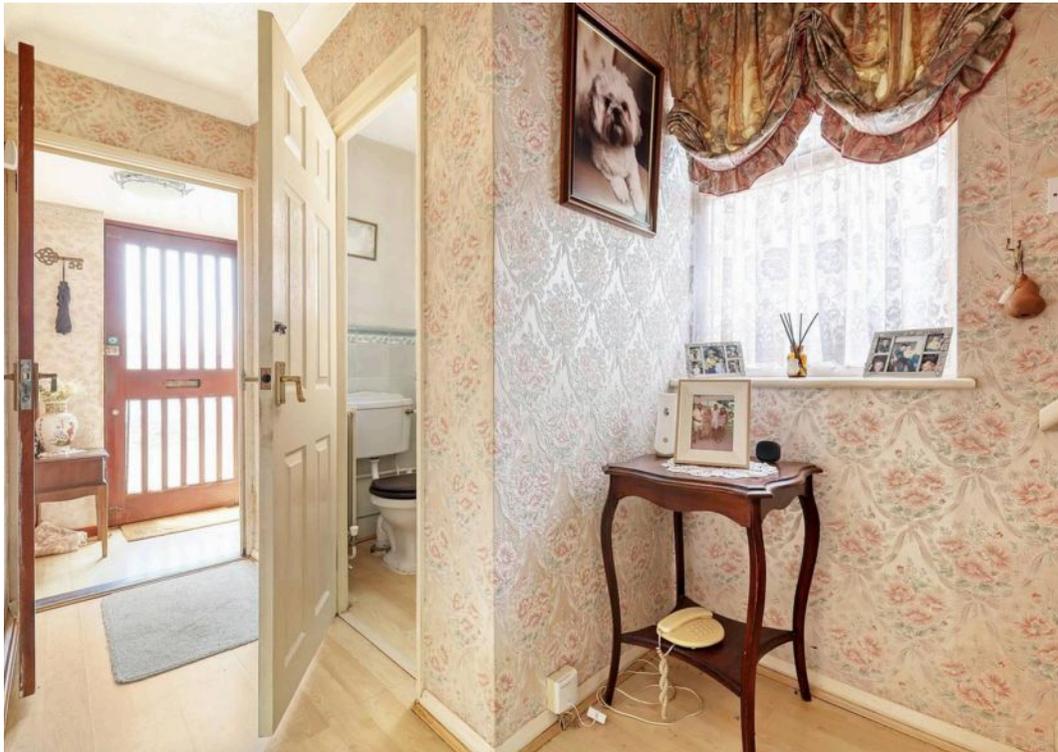
At the front of the property, there is a block-paved driveway as well as an attached garage, which offers pedestrian access to the garden at the rear.

The rear gardens features a patio area with the remainder laid to lawn surrounded by mature trees and shrubs.

### **Anti-Money Laundering Checks and Legal Support:**

A mandatory Anti-Money Laundering (AML) check is required on all buyers and sellers and is facilitated via our legal partner at a cost of £65



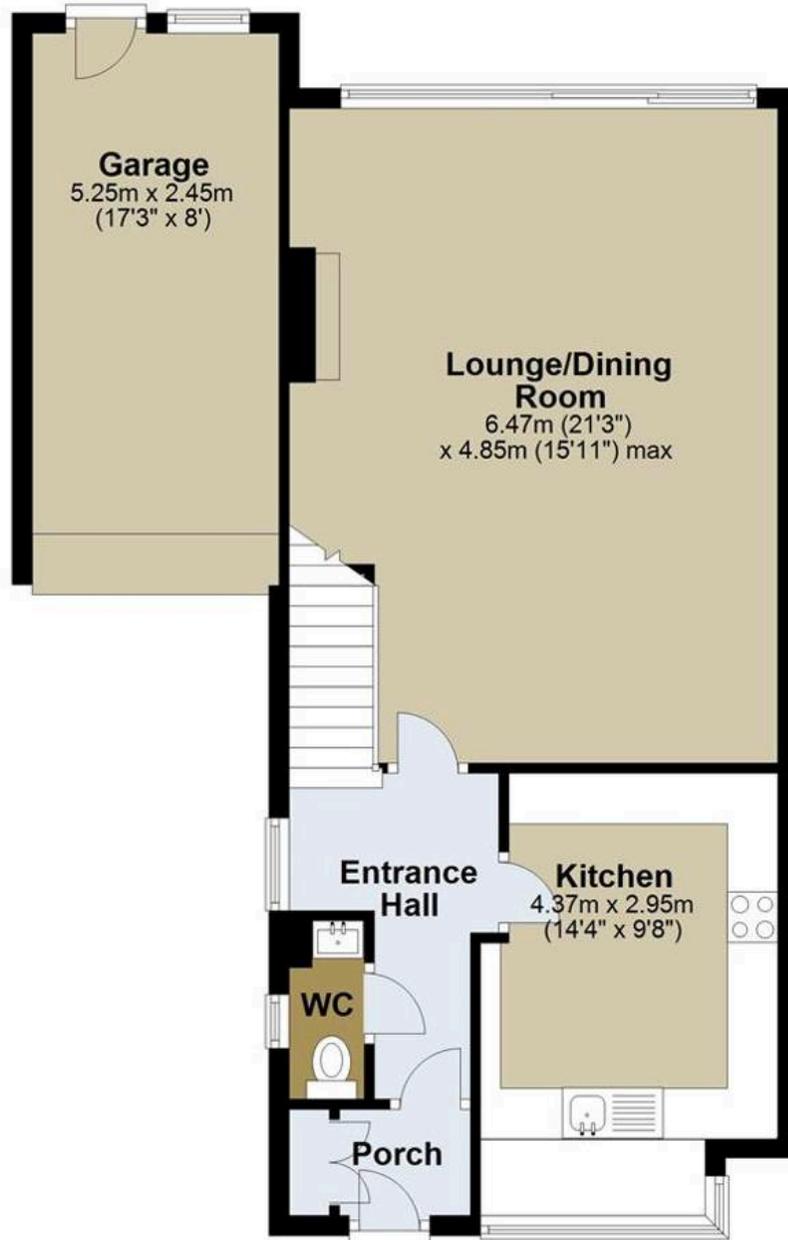
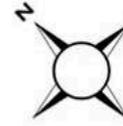






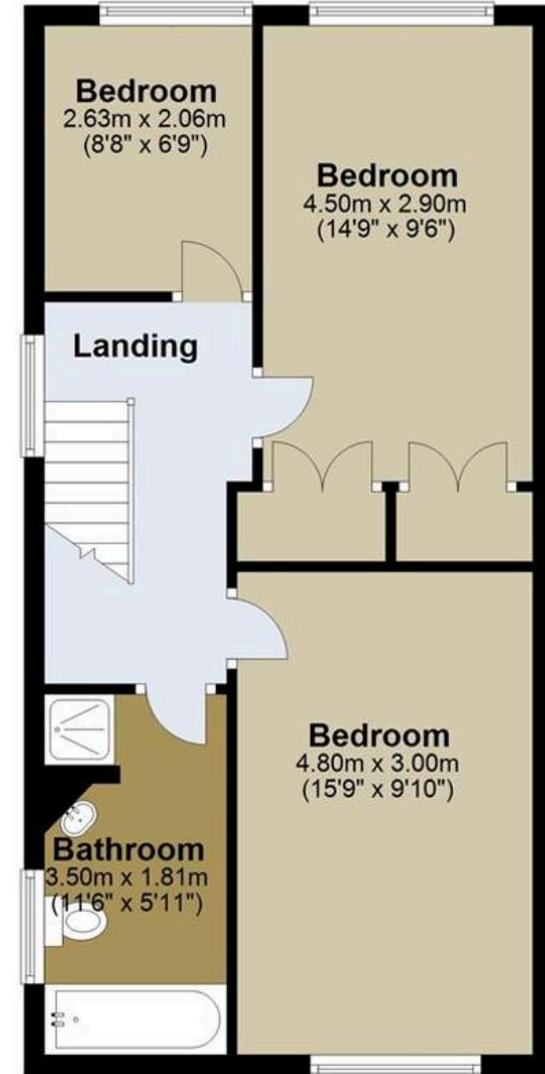
## Ground Floor

Approx. 65.9 sq. metres (709.2 sq. feet)



## First Floor

Approx. 50.7 sq. metres (546.1 sq. feet)



Total area: approx. 116.6 sq. metres (1255.2 sq. feet)

**Hook End**

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