



Keith
Ashton

Mimosa Close, Pilgrims Hatch
Brentwood



13 MIMOSA CLOSE

Pilgrims Hatch Brentwood, CM15 9QL

£385,000

We are delighted to bring to market this end-of-terrace family home, situated on the popular Flowers Estate in Pilgrims Hatch. The well-planned accommodation offers three well-proportioned bedrooms, complemented by spacious and attractive front and rear gardens, ideal for family living and outdoor entertaining.

Conveniently located within easy reach of highly regarded schools, local amenities, and excellent transport links into London and beyond, this property is perfectly suited to modern family life.

• POPULAR FLOWERS ESTATE

• THREE BEDROOMS

• SPACIOUS REAR GARDEN

• SHORT DRIVE TO BRENTWOOD STATION



Description

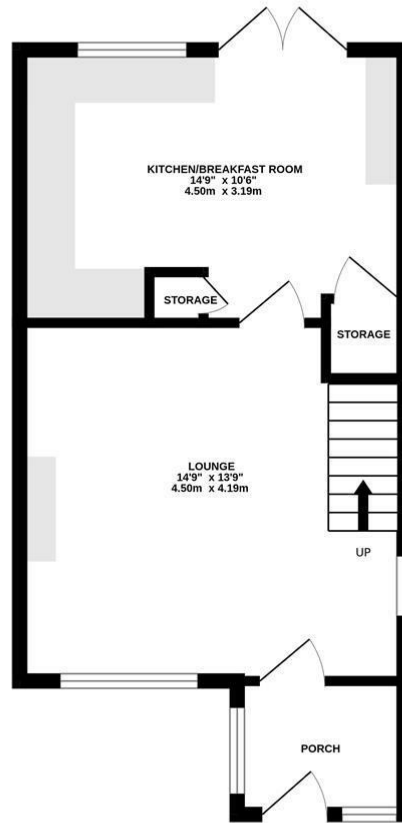
The internal layout begins with an enclosed porch leading into a spacious dual-aspect lounge, with stairs rising to the first floor. To the rear of the property, a bright kitchen/breakfast room is fitted with a range of eye and base level units, ample worktop space, and features a window and double doors overlooking and providing access to the rear garden.

To the first floor, the landing gives access to three well-proportioned bedrooms and a family bathroom.

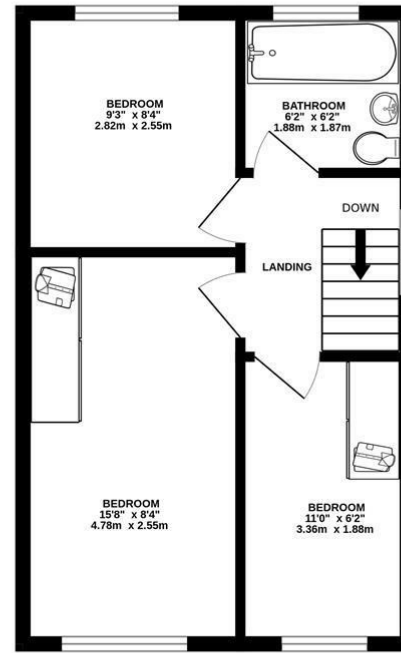
Externally, the rear garden is predominantly laid to lawn, bordered by mature shrubs, and benefits from a rear gate providing access to on-street parking. To the front, an attractive garden enhances the property's kerb appeal.



GROUND FLOOR
390 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 748 sq.ft. (69.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Target	Current	Target
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(54-68) D		(54-68) D	
(39-53) E		(39-53) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

SERVICES:

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

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

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