



Keith  
Ashton

Crossby Close, Mountnessing  
Brentwood

GROUND FLOOR  
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA: 745 sq.ft. (69.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Measure tool.

£400,000



## 18 Crossby Close, Mountnessing, Brentwood, CM15 0TP

Situated in a pleasant cul-de-sac within the popular village of Mountnessing is this semi-detached bungalow, offered with No Onward Chain and presenting an exciting opportunity to renovate and extend (STPP), creating a home tailored to your individual requirements.

The current accommodation comprises a kitchen and generous rear-facing living room overlooking the garden, two well-proportioned bedrooms to the front and a centrally positioned bathroom. Externally, the property benefits from a predominantly lawned rear garden, together with a useful brick-built garage.

The property is ideally located for access to local amenities, charming village pubs and scenic countryside walks, whilst the A12 is also within easy reach. Brentwood and Shenfield are just a short drive away, both offering excellent connections into London.



| Energy Efficiency Rating                    |  | Current                 | Potential               |
|---------------------------------------------|--|-------------------------|-------------------------|
| Very energy efficient - lower running costs |  |                         |                         |
| (82 plus) A                                 |  |                         |                         |
| (81-81) B                                   |  |                         |                         |
| (69-80) C                                   |  |                         |                         |
| (55-68) D                                   |  |                         |                         |
| (39-54) E                                   |  |                         |                         |
| (29-38) F                                   |  |                         |                         |
| (1-28) G                                    |  |                         |                         |
| Not energy efficient - higher running costs |  |                         |                         |
| England & Wales                             |  | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

  

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential               |
|-----------------------------------------------------------------|--|-------------------------|-------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |                         |
| (82 plus) A                                                     |  |                         |                         |
| (81-81) B                                                       |  |                         |                         |
| (69-80) C                                                       |  |                         |                         |
| (55-68) D                                                       |  |                         |                         |
| (39-54) E                                                       |  |                         |                         |
| (29-38) F                                                       |  |                         |                         |
| (1-28) G                                                        |  |                         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |                         |
| England & Wales                                                 |  | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

### SERVICES:

Local Authority: Brentwood  
Council tax band: D  
Post code: CM15 0TP

### 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

Explore more @ [www.keithashton.co.uk](http://www.keithashton.co.uk)

