



**Keith  
Ashton**

Hay Green Lane, Hook End  
Brentwood



## FAIRLAWNS HAY GREEN LANE

Hook End Brentwood, CM15 0NT

Offers In Excess Of £1,150,000

Having been built by the current owners in 2014 and being beautifully maintained throughout, we are delighted to bring to market this fabulous four, double-bedroom, detached family home, with well-balance accommodation over both levels of around 2343 sq.ft. The property has been extended to the rear to create a wonderful open-plan kitchen / family room with direct access onto a large garden, creating a perfect space for entertaining family or friends. There is plenty of parking on offer on a spacious driveway and there are lovely views over open farmland to the front elevation. 'Fairlawns' is located in 'Hay Green Lane', a semi-rural road which is just a short drive into Brentwood and Shenfield Town Centres, where you will find a great selection of high street shopping, mainline train services into London and well-regarded schooling.

CONSTRUCTED IN 2014

BEAUTIFULLY MAINTAINED THROUGHOUT

EXTENDED FOUR BEDROOM DETACHED HOUSE

EN-SUITE SHOWER ROOM & DRESSING ROOM TO MASTER

MAIN FOUR PIECE FAMILY BATHROOM

KITCHEN / FAMILY ROOM & SEPARATE LOUNGE

UTILITY ROOM & SEPARATE CLOAKROOM

EXCELLENT PARKING & LARGE REAR GARDEN



Entering the property, you find yourself in a spacious reception hallway with oak doors to all rooms and an oak staircase rising to the first-floor level. Stylish engineered oak flooring extends from the hallway into the lounge; a bright and spacious room with contemporary fireplace with stone hearth and surround and a large window to the front aspect. There are bi-folding doors to one end which give access into the open-plan kitchen / family room at the rear of the property. The kitchen / family room is a great space, measuring 29'9 x 24'3 with a further set of bi-folding doors opening onto the rear garden, making this room perfect for entertaining family or friends. The kitchen area is fitted in a good range of bespoke units with quartz work surfaces over and there is a stylish central island providing additional storage, which has seating to one side. Inset space is provided for a double-fronted fridge/freezer and for a Range style cooker, with further space and plumbing for appliances in a separate utility off the kitchen. There are wall and base units fitted in the utility along with a sink unit. Finishing the accommodation on this level is a fully tiled ground floor cloakroom with space saver wash hand basin and w.c.

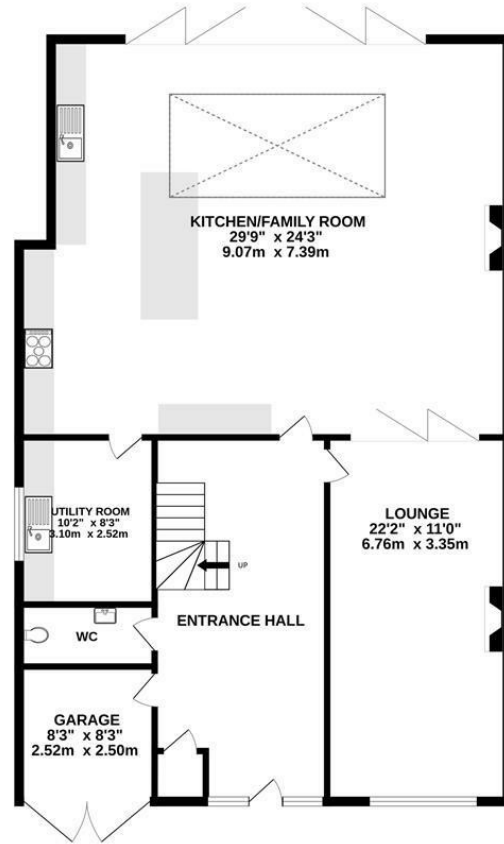
Rising to the first floor, a spacious landing has loft access, a large storage cupboard and doors to all rooms with a lantern roof light providing ample natural lighting. Overall, the property has four, double bedrooms with plenty of space in all for freestanding or built-in cupboards. The master bedroom benefits from having access to its own fully tiled shower room with walk-in shower, wash hand basin and w.c and further benefits from a separate walk-in dressing room. Furthermore, to this level there is a fully tiled, modern family bathroom with freestanding, oval bath with telephone style shower mixer taps, corner shower cubicle, wash hand basin and w.c.

To the rear of the property there is a large garden which commences with a spacious patio with raised views over the lawn. Side access leads through to the front of the property where a large resin driveway, set behind two five-bar gates, provides excellent off-street parking. Viewers should note that the garage has previously been converted and now forms a spacious storage room to the front and to the rear the ground floor cloakroom (accessible internally from the hallway)

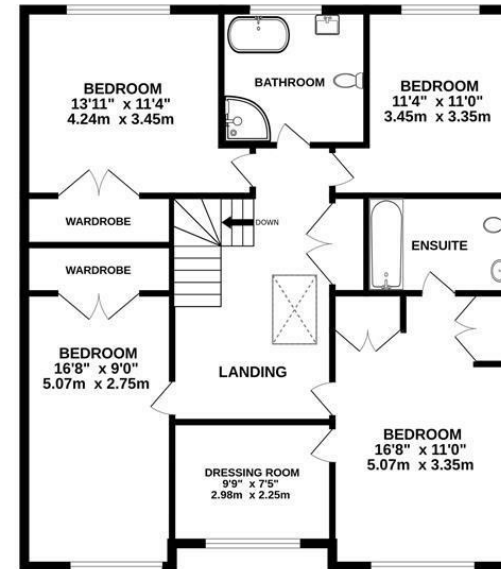




GROUND FLOOR  
1348 sq.ft. (125.3 sq.m.) approx.



1ST FLOOR  
995 sq.ft. (92.5 sq.m.) approx.



TOTAL FLOOR AREA : 2343 sq.ft. (217.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
Not energy efficient - higher running costs	G		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(82 plus)	B		
(61-81)	C		
(40-60)	D		
(25-39)	E		
(11-30)	F		
Not environmentally friendly - higher CO <sub>2</sub> emissions	G		

England & Wales EU Directive 2002/91/EC

SERVICES:  
Local Authority: Brentwood  
Council tax band: F  
Post Code: CM15 0NT

VIEWING:  
Strictly by prior arrangement with Keith Ashton Estate Agents

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 375757 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)

