



Keith
Ashton

Viking Way, Pilgrims Hatch
Brentwood



36 VIKING WAY

Pilgrims Hatch Brentwood, CM15 9HX

We are delighted to bring to market this well-appointed semi-detached family home, ideally located in the popular Pilgrims Hatch area of Brentwood. Beautifully presented throughout, the property offers generous living accommodation, including four well-proportioned bedrooms.

Perfect for family living, the home is ideally positioned within easy reach of highly regarded local schools. Brentwood High Street and the mainline train station are also just a short drive away, offering convenient access to a wide range of amenities and excellent transport links, further enhancing the home's appeal for commuters and families alike.

- SEMI-DETACHED FAMILY HOME
- WELL-PRESENTED THROUGHOUT
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- HIGHLY REGARDED SCHOOLS NEARBY
- GARAGE
- EASY REACH OF HIGH STREET
- SHORT DRIVE TO BRENTWOOD STATION



Description

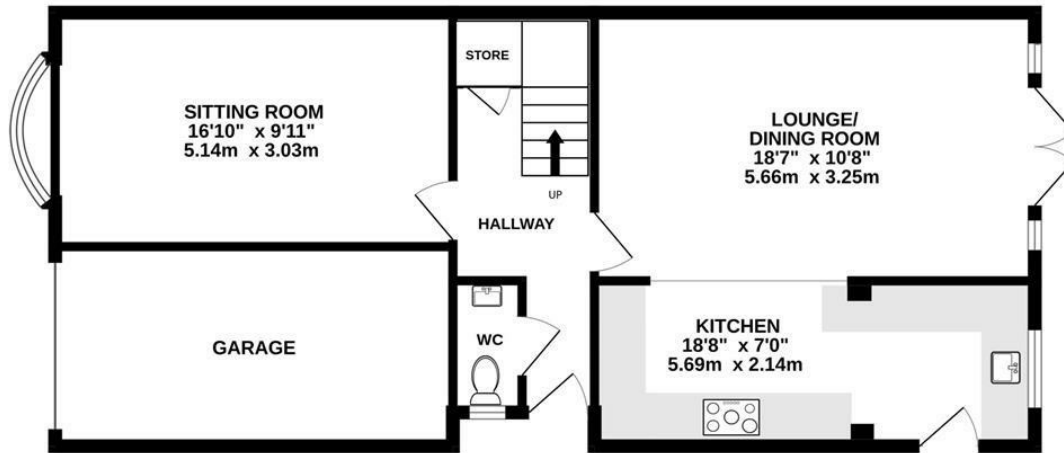
The internal layout begins with a welcoming entrance hall leading into a comfortable sitting room, featuring a front-facing window. To the rear, a bright and spacious open-plan lounge and dining area benefits from French doors that overlook and provide access to the rear garden. This space flows seamlessly into a well-appointed kitchen, fitted with a range of eye and base level units, ample worktop space, and integrated appliances, along with a window and door opening onto the garden. A ground floor cloakroom completes this level.

To the first floor, the landing provides access to all rooms. Two double bedrooms are positioned to the front, both benefitting from fitted wardrobes, while two further well-proportioned bedrooms are located to the rear with a modern family bathroom completing this floor.

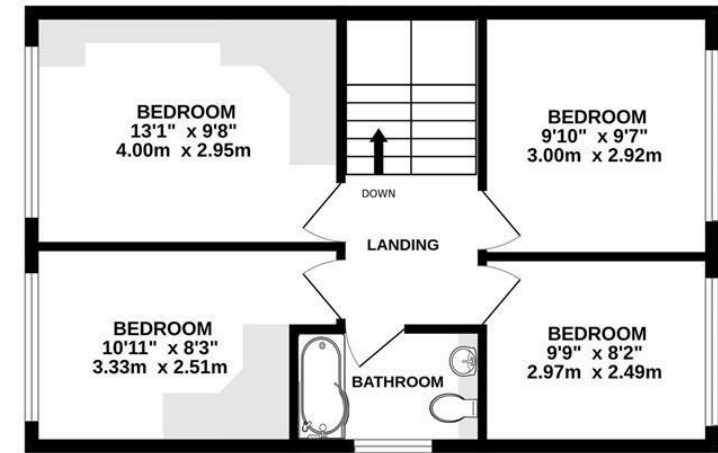
Externally, the rear garden commences with a paved patio area, leading to a neatly maintained lawn bordered by mature shrubs, and a further paved seating area to the far corner. To the front, a block-paved driveway provides off-street parking and leads to the garage, which is fitted with an up-and-over door.



GROUND FLOOR
761 sq.ft. (70.7 sq.m.) approx.



1ST FLOOR
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1292 sq.ft. (120.1 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	Band	Current	Target	Band
		A			A
		B			B
		C			C
		D			D
		E			E
		F			F
		G			G

EU Directive 2002/91/EC

SERVICES:

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

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

Brentwood
Tel. 01277 260858

Village Office
Tel. 01277 375757

Lettings Office
Tel. 01277 202200

Explore more @ www.keithashton.co.uk