



Keith
Ashton

Wingfield Close,
Brentwood



3 WINGFIELD CLOSE

Brentwood, CM13 2BT

Guide Price £425,000 - £450,000

****Guide Price £425,000 - £450,000**** We are delighted to bring to market this well-presented family home, ideally positioned within a quiet cul-de-sac. The property offers well-planned accommodation, comprising three bedrooms, together with an attractive rear garden providing an ideal space for outdoor entertaining and family life.

Conveniently located just a short drive from both Brentwood and Shenfield stations, the property is also within the catchment area of the highly regarded St Martins School. Combining a pleasant residential setting with excellent access to transport links and local schooling, this home is ideally suited to both families and commuters.

- MID-TERRACE FAMILY HOME
- WELL-PRESENTED THROUGHOUT
- CHARMING LOG BURNER
- THREE BEDROOMS
- ST MARTINS CATCHMENT AREA
- LANDSCAPED REAR GARDEN
- SHORT DRIVE TO MAINLINE STATIONS
- BRICK BUILT UTILITY & WC



Description

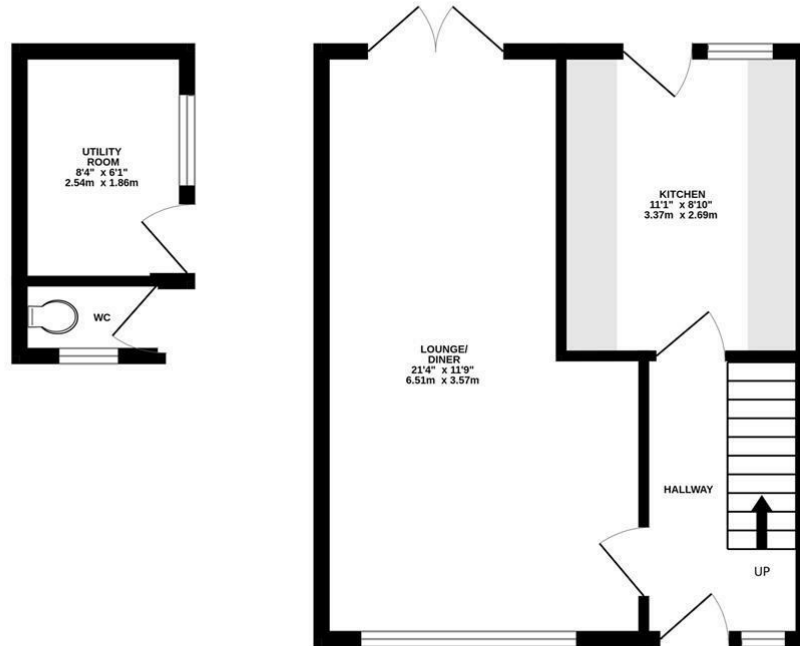
The internal accommodation begins with a welcoming entrance hall, leading through to a bright and spacious lounge/diner. This inviting reception room features a charming log burner, a window overlooking the front, and French doors opening directly onto the rear garden. The well-appointed kitchen is fitted with a range of eye and base-level units, ample worktop space and also provides access to the garden.

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

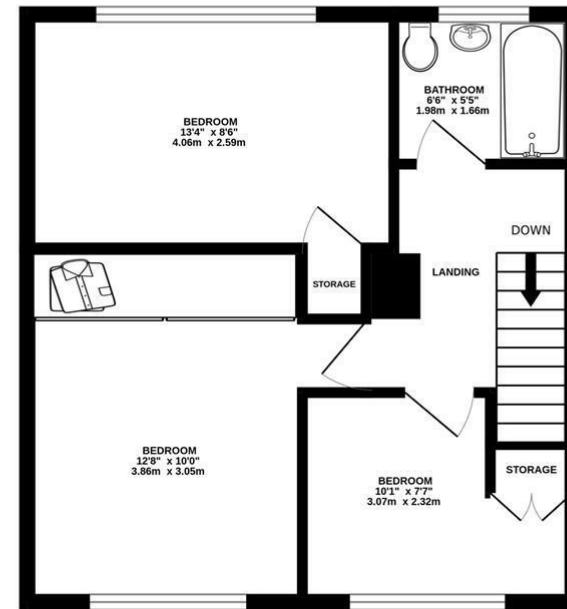
Externally, the landscaped rear garden offers a combination of paved patio, manicured lawn and attractive mature planting, with a decked entertaining area situated towards the far end. The property further benefits from a brick-built outbuilding, currently arranged as a useful utility room and WC. To the front, the property is approached via a neatly maintained lawn, complemented by an established bordering hedge.



GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.

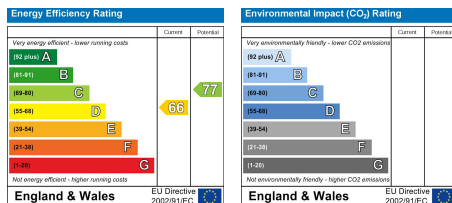


1ST FLOOR
419 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.7 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:

Local Authority: Brentwood
Council tax band: C
Post code: CM13 2BT

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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