



Keith
Ashton

Honeypot Lane,
Brentwood



31 HONEYPOT LANE

Brentwood, CM14 4QX

£840,000

We are delighted to bring to market this detached family home, located in the sought-after Honeyplot Lane, within easy reach of Brentwood High Street. Beautifully presented throughout, this charming home offers well-planned accommodation, including three good size bedrooms and two bathrooms.

Situated within a mile of Brentwood Station, providing excellent transport links into London and beyond, and falling within the highly regarded St Peters Primary School catchment area, this property is ideally suited to families and commuters alike.

- DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE BEDROOMS
- TWO BATHROOMS
- ST PETERS SCHOOL CATCHMENT
- WITHIN A MILE OF BRENTWOOD STATION
- SOUGHT AFTER LOCATION
- OUTBUILDING/OFFICE



Description

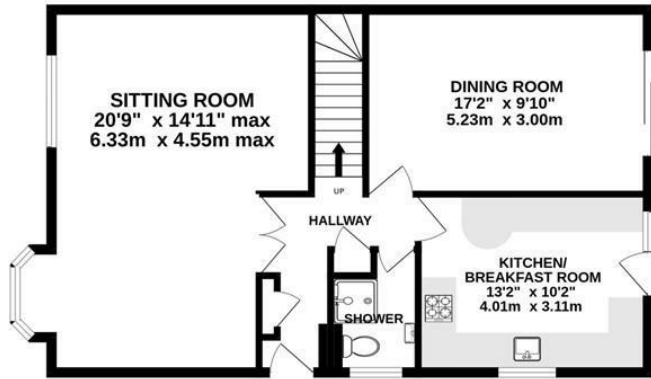
The internal layout begins with a welcoming entrance hall, leading into a spacious and elegantly presented sitting room, beautifully illuminated by natural light from two front-facing windows. The well-appointed kitchen/breakfast room is fitted with a range of stylish wall and base units, complemented by granite worktops, and benefits from a side window and a rear door providing direct access to the garden. A separate dining room offers a more formal space for entertaining, with sliding doors opening out onto the rear garden. A contemporary shower room completes the ground floor.

To the first floor, the landing provides access to three well-proportioned bedrooms, two of which benefit from built-in wardrobes and useful eaves storage. A modern family bathroom completes the accommodation.

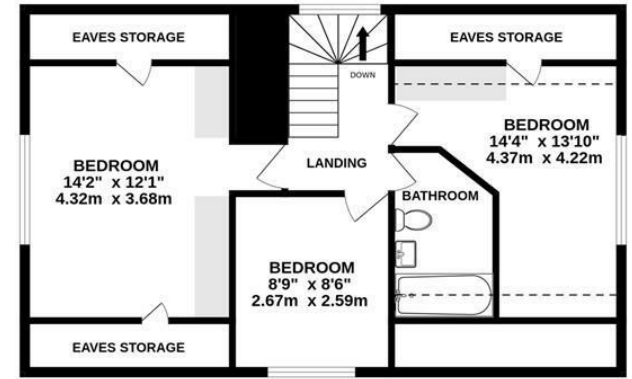
Externally, the rear garden commences with a paved patio area, leading to a converted garage now serving as an attractive outbuilding/home office. Steps rise to a well-maintained lawn, with a fishpond to one side and mature shrubs forming established borders. To the rear of the garden, a decked seating area with a brick-built BBQ creates an ideal space for outdoor entertaining. To the front, a block-paved driveway provides off-street parking.



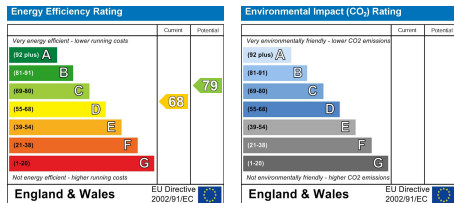
GROUND FLOOR
839 sq.ft. (77.9 sq.m.) approx.



1ST FLOOR
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 1527 sq.ft. (141.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:
Local Authority: Brentwood
Council tax band: E
Post code: CM14 4QX

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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