



**Keith  
Ashton**

Boundary Drive, Hutton  
Brentwood



## 45 BOUNDARY DRIVE Hutton Brentwood, CMI3 IRQ

We are delighted to bring to the market this well-presented end-terrace home, situated in the popular village of Hutton. The property offers generous ground-floor living accommodation, complemented by two well-proportioned double bedrooms and an attractive south-facing rear garden. Conveniently located just over a mile from Shenfield Station, the home benefits from excellent transport links, including fast services into London, and is within easy reach of highly regarded local schools, shops, and amenities.

- ATTRACTIVE END TERRACE PROPERTY
- EASY REACH OF SHENFIELD STATION
- MODERN KITCHEN & BATHROOM
- OFF-STREET PARKING
- TWO DOUBLE BEDROOMS
- HIGHLY REGARDED SCHOOLS NEARBY
- LARGE CONSERVATORY
- SOUTH FACING GARDEN

Offers In Excess Of £400,000



## Description

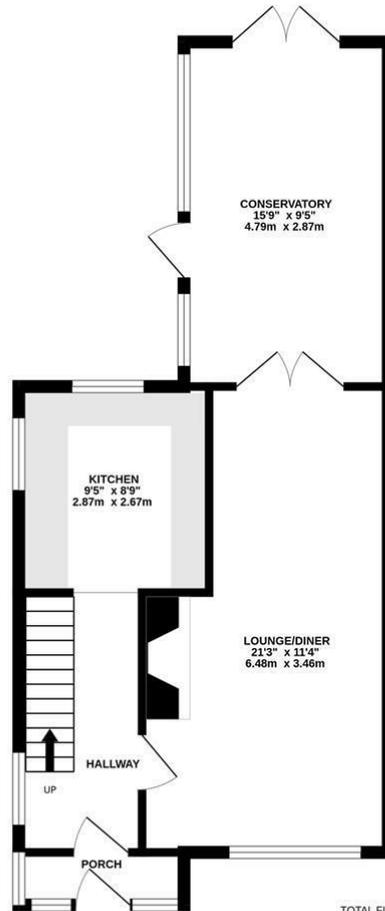
The internal accommodation begins with a porch opening into a welcoming entrance hall. The well-appointed kitchen features sleek eye and base level units and benefits from dual-aspect windows. A comfortable front-facing lounge flows seamlessly into the dining area, which in turn opens via double doors into a spacious conservatory, enhanced by two full walls of glazing. From the conservatory, both an external side door and double doors provide access to the rear garden.

To the first floor, the landing provides access to two generous double bedrooms and a contemporary shower room.

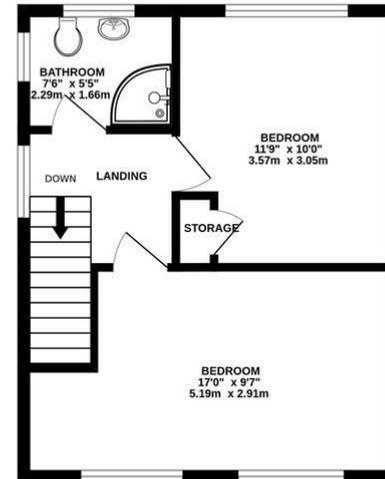
Externally, the south facing rear garden begins with a courtyard-style area featuring a pond and continues onto a lawned garden with thoughtfully arranged planting and mature shrub borders. To the front, a paved driveway offers convenient off-street parking.



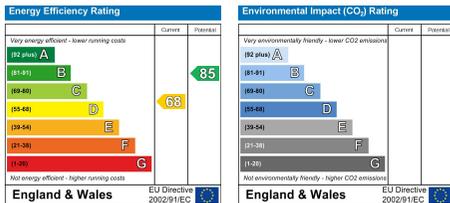
GROUND FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 879 sq.ft. (81.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix C2026



**SERVICES:**

Local Authority: Brentwood  
Council tax band: C  
Post code: CM13 1RQ

**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)