MEACOCK & JONES

2 Bedrooms

House - Terraced

Located in Pilgrims Hatch

Guide Price
£350,000 - £375,000

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263 Coxtie Green Road Pilgrims Hatch

Brentwood | | CM14 5RP

** Guide price £350,000 - £375,000 ** Set in a semi rural location with countryside views, and the benefit of no onward chain, this stylishly appointed turnkey property is perfectly positioned to enjoy peace and quiet, along with the convenience of quick and easy access into Brentwood and Shenfield, offering plentiful shops and railway stations with Elizabeth Line links.

The accommodation commences with a porch giving access to the lounge/diner, a good sized room with feature brick fireplace with log burner, set off by attractive Amtico flooring. The dining area provides access to the cellar, and leads on into the modern fitted kitchen offering a good range of storage cupboards, and some integrated appliances, plus space for a large fridge/freezer. Stable doors lead from here to the rear garden. A luxuriously appointed fully tiled shower room completes the ground floor accommodation. Heading upstairs, the landing gives access to the two double bedrooms, both having the convenience of built in storage areas. The property benefits from underfloor heating throughout, together with Amtico flooring, excluding the bathroom.

Externally to the rear there is a brick built utility room, offering additional storage space, and a wc, plus there is another good sized storage shed, with power and light connected, further down the low maintenance garden which is set off by pretty flower beds. At the bottom of the garden there is a hardstanding area set behind gates, providing off street parking plus provision for a electric charging point, whilst to the front the block paved drive provides another parking space.

It should be noted that some of the similar properties nearby have extended into the loft space so, subject to planning, this is something that could also be considered.

There are local shops nearby, along with a couple of lovely country style pubs and a number of parks and woodland areas to visit. Close to excellent local schools including Larchwood Primary.

263 Coxtie Green Road

Guide Price £350,000 - £375,000 Freehold

- TWO BEDROOM HOUSE
- STYLISHLY APPOINTED THROUGHOUT
- UNDERFLOOR HEATING TO BOTH FLOORS
- CELLAR
- EASY ACCESS TO BRENTWOOD AND SHENFIELD
- SEMI RURAL LOCATION
- MODERN KITCHEN AND SHOWER ROOM
- EXTERNAL UTILITY ROOM
- PARKING FOR THREE CARS
- NO ONWARD CHAIN

GROUND FLOOR
514 sq.ft. (47.7 sq.m.) approx.

1ST FLOOR
204 sq.ft. (19.0 sq.m.) approx.

TOTAL FLOOR AREA : 718 sq.ft. (66.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Accommodation comprises:

Entrance Porch

Lounge/Diner
18'5 x 12'5

Cellar
11'2 x 4'7

Kitchen
11'1 x 8'5

Shower Room
8'2 x 5'6

First Floor Landing

Bedroom One
11'10 x 7'10

Bedroom Two
8'7 x 8'1

Externally

Utility Room
11'9 x 6'7

Storage Shed

MEACOCK & JONES

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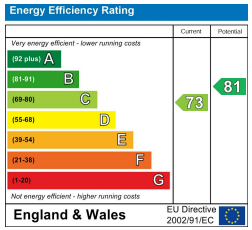
Council Tax Band: C

Local Authority: Brentwood Borough Council



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