



Keith
Ashton

Hogarth Avenue,
Brentwood



24 HOGARTH AVENUE

Brentwood, CM15 8BE

Occupying a stunning plot in a highly desirable residential location, this extended three-bedroom semi-detached home presents a rare opportunity to acquire a property with exceptional space, enormous potential and scope to create a truly outstanding family residence.

Offered to the market with vacant possession, the property has been thoughtfully extended to the rear, resulting in a superbly proportioned lounge/dining room that stretches over 33 feet in length, providing an impressive and versatile living space ideal for modern family life and entertaining.

While the property would benefit from gentle modernisation, it offers the perfect blank canvas for buyers seeking to put their own stamp on a home and unlock its full potential.

This is an exciting opportunity for families, developers or buyers looking to create their forever home in a sought-after setting.

- THREE BEDROOM
- SEMI DETACHED PROPERTY
- STUNNING PLOT
- INTEGRAL GARAGE
- EXTENDED TO REAR
- PRIVATE DRIVEWAY
- OFFERED WITH VACANT POSSESSION
- SOUGHT AFTER LOCATION

Guide Price £550,000



Description

Internally, the ground floor centres around a superb extended lounge/dining room measuring in excess of 33 feet in length, creating a fantastic open living and entertaining space. A large bay window to the front elevation floods the room with natural light, while the extended rear section offers ample space for dining and family living.

To the rear of the property, the fitted kitchen enjoys a pleasant outlook over the garden and provides direct access outside, creating a practical connection between the indoor and outdoor spaces. With plenty of potential for modernisation and redesign, the kitchen offers buyers the opportunity to create a contemporary family hub tailored to their own tastes and requirements.

Further ground floor accommodation includes a welcoming entrance hallway, useful under-stairs storage and a convenient downstairs WC.

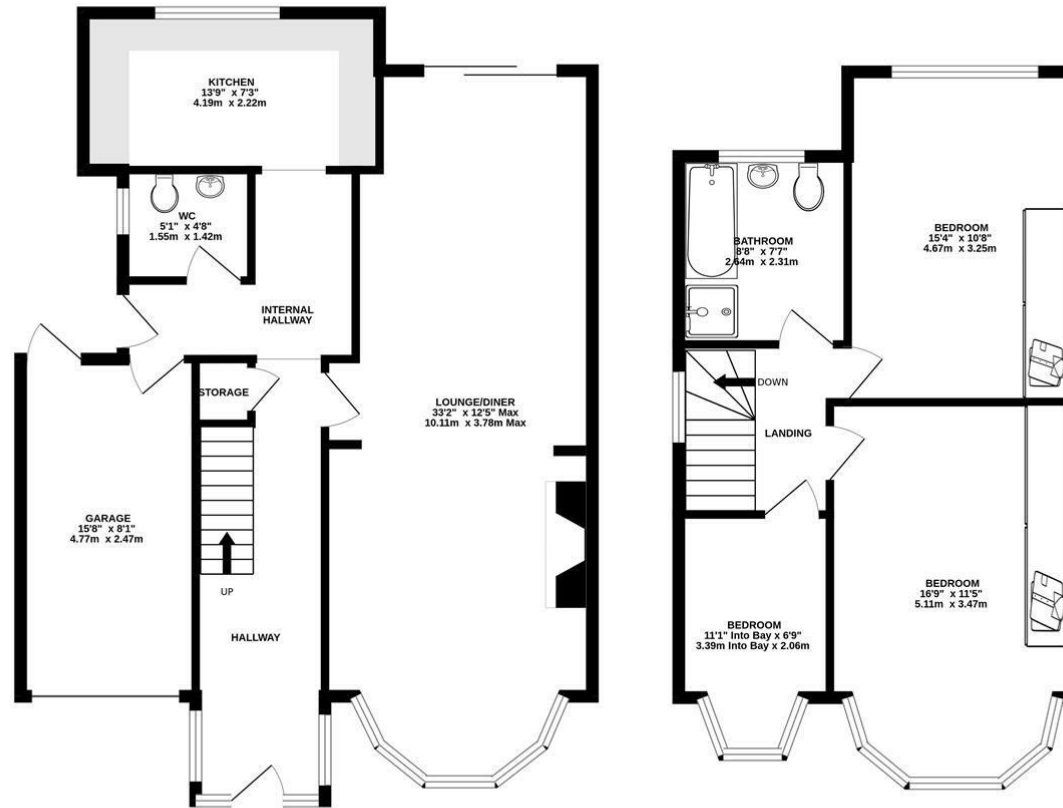
To the first floor, the property offers three well-proportioned bedrooms, including two generous double bedrooms and a comfortable third bedroom, all served by a family bathroom. The principal and third bedrooms both benefit from attractive bay windows, enhancing the sense of space and natural light.

Externally, the property's plot is a real standout feature. The generous rear garden provides excellent space for families, entertaining and gardening enthusiasts alike, while also offering potential for further landscaping or extension opportunities, subject to the necessary permissions. To the front, the private driveway and integral garage ensure ample parking and practical storage solutions.



GROUND FLOOR
797 sq.ft. (74.0 sq.m.) approx.

1ST FLOOR
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 1341 sq.ft. (124.6 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	Current	Target
Very energy efficient - lower running costs [82 plus] A		Very environmentally friendly - lower CO ₂ emissions [82 plus] A	
[61-81] B		[61-81] B	
[49-60] C		[49-60] C	
[39-48] D		[39-48] D	
[29-38] E		[29-38] E	
[19-28] F		[19-28] F	
[1-18] G		[1-18] G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

SERVICES:

Local Authority: Brentwood
Council tax band: E
Post code: CM15 8BE

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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