



Keith  
Ashton

Danes Way, Pilgrims Hatch  
Brentwood



## 72 DANES WAY

### Pilgrims Hatch Brentwood, CM15 9JT

We are delighted to present this well-proportioned three-bedroom home offering generous living accommodation, a conservatory, integral garage and useful workshop, extending to approximately 1,261 sq ft. Overall, this is a versatile and spacious three-bedroom property, combining well-sized living accommodation with valuable additional spaces including the conservatory, utility room, workshop and garage. With approximately 833 sq ft on the ground floor and 428 sq ft on the first floor, the property offers plenty of scope for comfortable family living and flexible use of space.

A corner plot in a desirable location, this home is ideal for families or professionals seeking a tranquil environment with easy access to local amenities. The surrounding area is known for its community spirit and offers a range of shops, schools, and parks, making it a wonderful place to live.

- THREE BEDROOMS
- CATCHMENT OF OFSTED RATED 'OUTSTANDING' LARCHWOOD PRIMARY

- CONSERVATORY
- GARAGE

- SOUGHT AFTER LOCATION
- UTILITY ROOM

- CLOSE TO BRENTWOOD HIGHSTREET
- OPEN PLAN KITCHEN/DINER

Guide Price £550,000



## Description

A welcoming entrance porch leads into the hallway, with access to the principal reception spaces. The lounge, measuring approximately 14'6" x 10'8", offers a comfortable main living area, while the separate dining room provides an ideal space for family meals and entertaining.

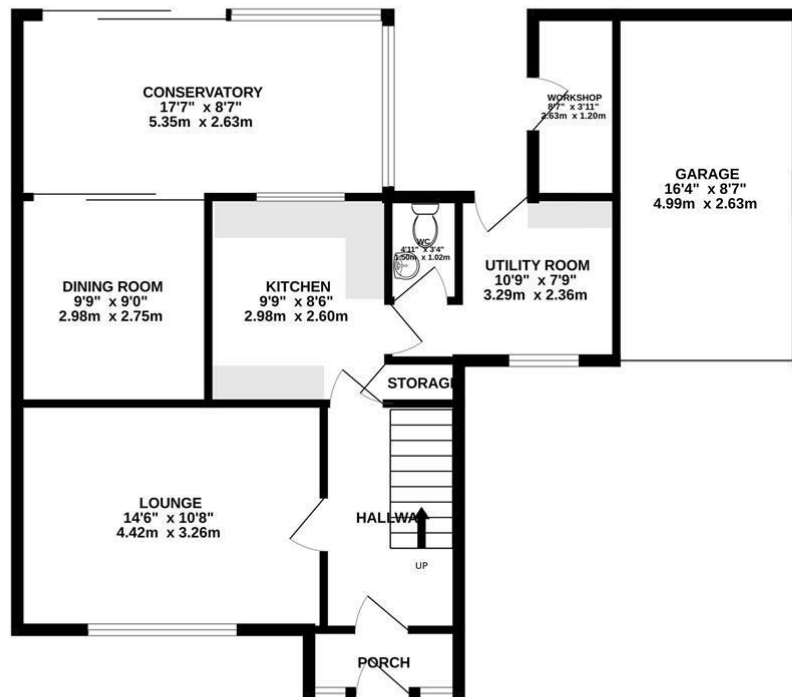
The kitchen is conveniently positioned alongside the dining room and benefits from access to the adjoining utility area. A particularly attractive feature is the large conservatory, measuring approximately 17'7" x 8'7", providing an additional reception space with a range of potential uses, from a relaxed sitting room to a bright home office or entertaining area. A downstairs WC and useful storage further enhance the ground-floor accommodation.

The property also benefits from an integral garage, approximately 16'4" x 8'7", together with a separate workshop, offering excellent practical and storage space for hobbies, tools or household equipment. Externally, the property benefits from a large private driveway to the front, while to the rear is a good-sized garden, providing an ideal outdoor space for entertaining and relaxing.

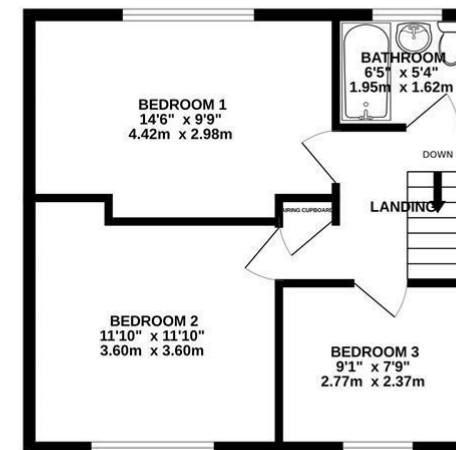
Upstairs, there are three bedrooms, including a spacious principal bedroom measuring approximately 14'6" x 9'9". The second bedroom is a generous 11'10" x 11'10", while bedroom three measures approximately 9'1" x 7'9". The first floor is completed by a family bathroom and landing with access to the loft.



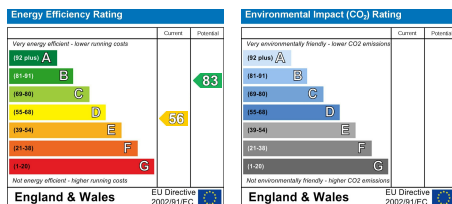
GROUND FLOOR  
833 sq.ft. (77.4 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 1261 sq.ft. (117.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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### SERVICES:

Local Authority: Brentwood  
Council tax band: D  
Post code: CM15 9JT

### 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)

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