



**Keith
Ashton**

Magnolia Way, Pilgrims Hatch
Brentwood



22 MAGNOLIA WAY

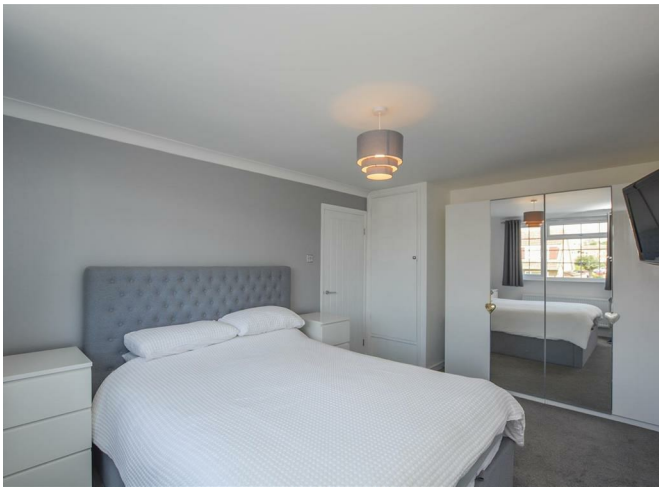
Pilgrims Hatch Brentwood, CM15 9QS

Offers In Excess Of £500,000

We are delighted to bring to market this three-bedroom semi-detached family home, situated within the popular Flowers Development in Pilgrims Hatch.

Beautifully presented throughout, the property enjoys a convenient location within easy reach of a selection of highly regarded schools. Brentwood High Street and Brentwood Railway Station, served by the Elizabeth Line with direct connections to London and beyond, are both easily accessible, offering excellent transport links alongside an extensive range of shops, restaurants, and local amenities.

- SEMI-DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE BEDROOMS
- GARAGE
- EASY REACH OF BRENTWOOD STATION
- OFF STREET PARKING
- POPULAR FLOWERS ESTATE
- HIGHLY REGARDED SCHOOLS CLOSE BY



Description

The accommodation begins with a welcoming entrance hall leading into a spacious and inviting lounge, featuring a front-facing window that fills the room with natural light. A wide opening seamlessly connects to the impressive kitchen/dining room, where the contemporary kitchen is fitted with a comprehensive range of eye and base-level units, complemented by generous worktop space and a door providing access to the rear garden. The dining area benefits from bi-fold doors opening onto the garden, creating a bright and airy space that is ideal for both everyday family living and entertaining.

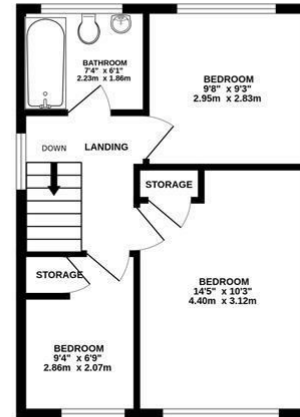
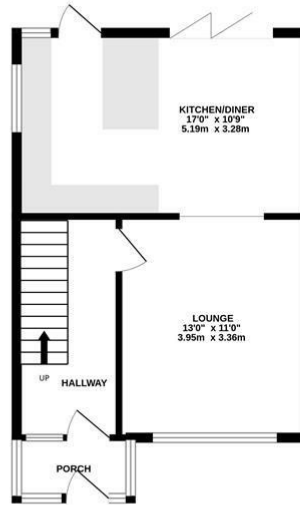
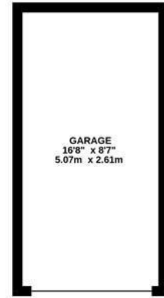
The first-floor landing provides access to two well-proportioned double bedrooms, a generous single bedroom, and a modern family bathroom.

Externally, the rear garden features a paved patio area, perfect for outdoor dining, with the remainder mainly laid to lawn. A detached garage, accessed via an up-and-over door, provides excellent storage. To the front, a shingle driveway offers convenient off-street parking.

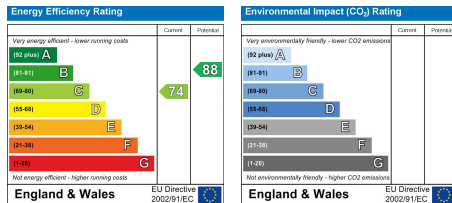


GROUND FLOOR
570 sq.ft. (52.9 sq.m.) approx.

1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 973 sq.ft. (90.4 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 9QS

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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Explore more @ www.keithashton.co.uk

