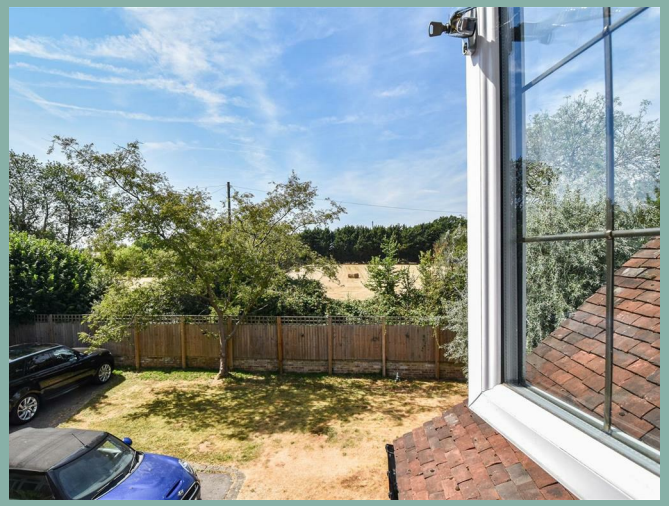
Keith Ashton Signature Homes

Exclusively for the Promotion of Premium Properties



YORK LODGE HOOK END ROAD

Guide Price £1,250,000

Hook End Brentwood, CM15 0HA

'York Lodge' is a fabulous, well-presented and spacious, detached family home positioned on a good-sized plot measuring just over a ¼ of an acre stls (0.31). Located on a popular stretch of road within the village of Hook End, you will find that you are within easy reach of local amenities, including Doddinghurst Primary and Infants Schools, and just a little over 5 miles to Brentwood and Shenfield town centres where you have high street shopping and mainline train services into London. This lovely home offers four double bedrooms an en-suite and family bathroom, along with three receptions and a large kitchen/family room with utility and w.c. With accommodation totalling over 2800 sq.ft of versatile living space, we would certainly recommend booking an early viewing.

- 4 DOUBLE BEDROOM FAMILY HOME
- EN-SUITE TO MASTER & LARGE FAMILY BATHROOM
- 2833 SQ.FT OF ACCOMMODATION
- EXCELLENT PARKING INC DOUBLE GARAGE & CARPORT
- MATURE PLOT CIRCA 0.31 ACRES (STLS)
- FIELD VIEWS
- TWO RECEPTIONS PLUS STUDY
- LARGE KITCHEN / FAMILY ROOM PLUS UTILITY

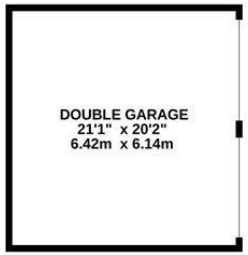
Entering the property a bright lobby gives access into a spacious hallway, where there are stairs rising to the first floor and doors to most of the ground floor rooms. A large understairs cupboard provides useful storage space. Accessed via a set of double, glazed doors is a bright and spacious, double aspect lounge which has access into the rear garden via sliding patio doors. In addition, there is a further reception room which could be used as a separate dining room or further sitting room. For applicants looking for a quiet space to work from home, there is a good-sized study, with fitted work surface and plenty of space for additional office furniture. Almost definitely the heart of this beautiful home is the kitchen / family room; having direct access into the rear garden, this is a room which is perfect for entertaining family & friends. The kitchen area has been fitted in a range of modern, two-tone wall and base units with contrasting work surface over, with integrated appliances including double oven, fridge freezer and hob with extractor above. A particularly interesting feature of the kitchen is the secret wine cellar; where upon lifting a covered hatch reveals a spiral staircase giving access to the chilled wine cellar. Off the kitchen there is a separate utility room with fitted storage, sink unit and space for a washing machine and tumble dryer. There is also a ground floor w.c.

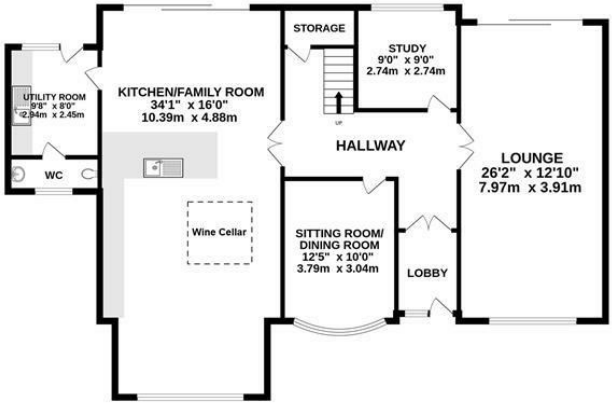
Rising to the first-floor level there is access to all four bedrooms and a family bathroom. Each bedroom is classed as a double, and all have ample space for either fitted or freestanding bedroom furniture. Two of the bedrooms benefit from having views to the rear over fields. The master bedroom is a lovely room with two large Velux roof light and a further window to the side aspect, allowing for plenty of natural lighting. There are fitted mirrored wardrobes and access to your own, spacious en-suite shower room with corner shower cubicle, wash hand basin and w.c. Finishing the accommodation on this level is a fully tiled family bathroom with freestanding, slipper bath, close coupled w.c. and a feature stone wash hand basin set on top of floating shelving.

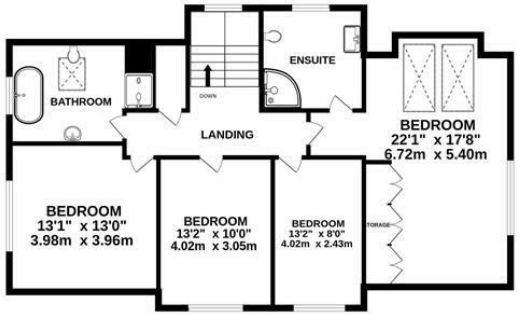
A private driveway tucked away off the Hook End Road gives access to 'York Lodge' and the spacious plot measuring in the region of 0.31 acres (stls) in which it sits. There is plenty of parking available for several vehicles, which includes a double garage with open fronted carport adjacent. The gardens are mainly laid to lawn with mature trees and shrubs to the borders and there is a summer house / games room and a decked area to further enhance the garden area.

GROUND FLOOR
1814 sq.ft. (168.5 sq.m.) approx.

1ST FLOOR
1019 sq.ft. (94.6 sq.m.) approx.







TOTAL FLOOR AREA : 2833 sq.ft. (263.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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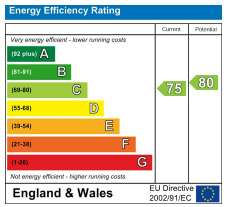

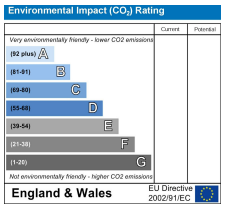

SERVICES:
Local Authority: Brentwood
Council tax band: G
Post Code: CM15 0HA

VIEWING:
Strictly by prior arrangement with Keith Ashton Estate Agents

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 375757 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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OPENING HOURS:
Monday to Friday: 8.45AM - 6.30PM
Saturdays: 9AM - 5.30PM Sundays: 10AM - 2PM

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