



Keith
Ashton

Wingfield Close,
Brentwood



6 WINGFIELD CLOSE

Brentwood, CM13 2BT

£425,000

We are delighted to bring to market this well-presented family home, ideally situated in a quiet cul-de-sac, offering bright and spacious accommodation, three bedrooms, and an attractive rear garden. Located just a short drive from both Brentwood and Shenfield stations, and within the catchment area of the highly regarded St Martins School, this property is perfectly suited for families and commuters alike.

- MID TERRACE FAMILY HOME
- END OF CUL-DE-SAC LOCATION

- THREE BEDROOMS
- ATTRACTIVE REAR GARDEN

- CONSERVATORY
- ST MARTINS CATCHMENT AREA

- OFF-STREET PARKING
- SHORT DRIVE TO MAINLINE STATIONS



Description

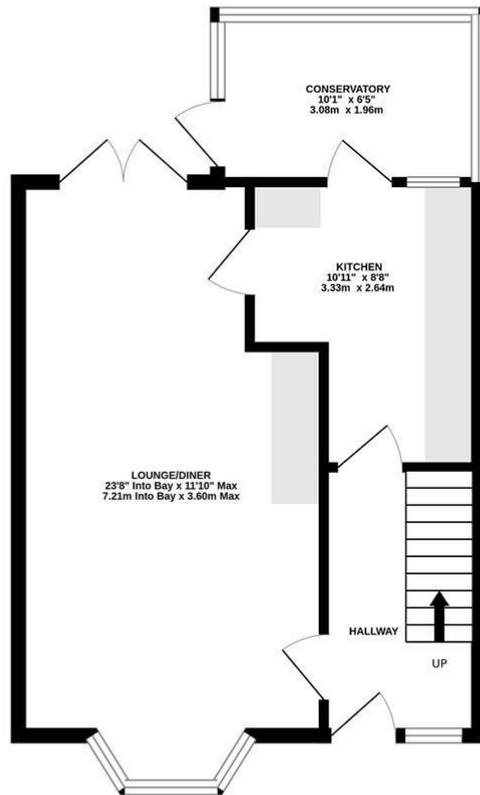
The internal layout begins with a welcoming entrance hall, leading through to a bright and spacious lounge/diner, featuring a bay window to the front and French doors opening onto the rear garden. The well-appointed kitchen is fitted with a range of eye and base level units and provides access to a conservatory, which enjoys views over and direct access to the garden.

To the first floor, the landing leads to three well-proportioned bedrooms and a modern family bathroom.

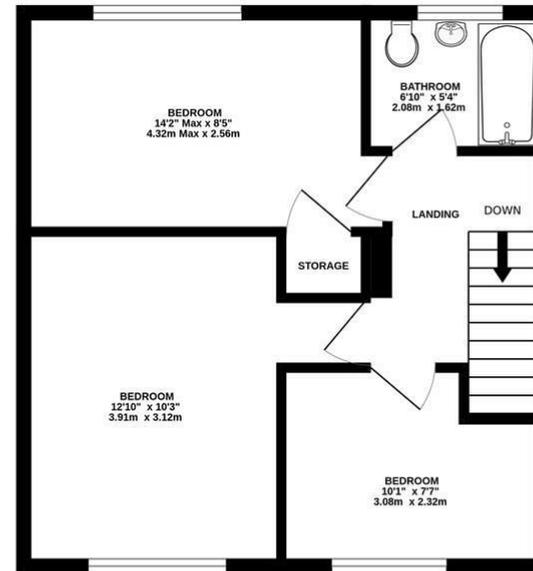
Externally, the rear garden is predominantly laid to lawn, complemented by attractive mature planting, and benefits from a brick-built outbuilding with power, lighting, and water supply. To the front, there is a neatly maintained lawn with bordering shrubs, along with off-street parking for one vehicle.



GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.4 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		Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A		(B2 plus) A	
(61-81) B		(B1-B1) B	
(49-60) C		(B2-B2) C	
(35-48) D		(B3-B3) D	
(29-34) E		(B4-B4) E	
(17-28) F		(B5-B5) F	
(1-16) G		(B6-B6) 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: C
Post code: CM13 2BT

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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Tel. 01277 202200

Explore more @ www.keithashton.co.uk