



Mill Lane, Hook End,

Brentwood, CM15 0PP

Guide Price £685,000 - £700,000 Situated in the village location of Hook End overlooking open fields is this impressive three bedroom detached dormer bungalow with great potential to extend further (STPP) , the accommodation includes kitchen/breakfast room, reception room, conservatory, ground floor bathroom, three bedrooms and additional first floor shower room. Externally there is an in and out driveway, a 100 ft rear garden and detached timber outbuilding.

Guide Price £685,000 - £700,000 - Freehold - Council Tax: F

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Kitchen/Breakfast Room

24'2 x 17'11 narrowing to 16'4 (7.37m x 5.46m narrowing to 4.98m)
Double glazed entrance door, frosted double glazed window to front, double glazed bay window to front, three radiators, stairs to first floor, under stairs cupboard, part tiled walls, tiled flooring. Kitchen includes wall and base units with granite work tops and inset sink, island with breakfast bar, integrated washing machine, dishwasher and fridge freezer, oven and extractor to remain.

Ground Floor Bathroom

Frosted double glazed window to rear, low level WC, pedestal wash hand basin, corner bath, heated towel rail, part tiled walls, tiled flooring.

Reception Room

24'2 x 12'10 narrowing to 10'11 (7.37m x 3.91m narrowing to 3.33m)
Double glazed bay window to front, two radiators, coved ceiling, carpet, double doors opening to Conservatory.

Conservatory

13'6 x 11'10 (4.11m x 3.61m)
Double glazed French doors to side, double glazed windows to side and rear, laminate flooring.

Landing

Double glazed window to rear, loft access, carpet.

Bedroom One

18'8 x 11'5 (5.69m x 3.48m)
Double glazed windows to front and rear, access to eaves storage, two radiators, coved ceiling, carpet.

Bedroom Two

11'9 x 9'8 (3.58m x 2.95m)
Double glazed window to front, access to eaves storage, radiator, coved ceiling, carpet.

Bedroom Three

9'8 x 8'7 (2.95m x 2.62m)
Double glazed window to rear, radiator, coved ceiling, carpet.

Shower Room

Low level WC, wash hand basin, shower cubicle, extractor, laminate flooring.

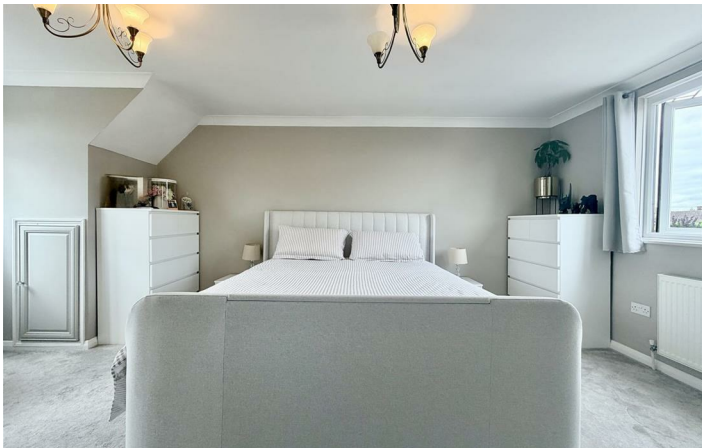
Garden

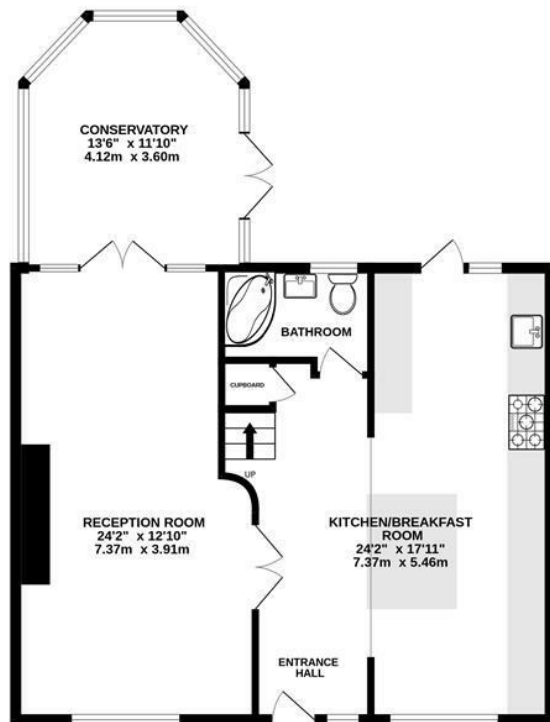
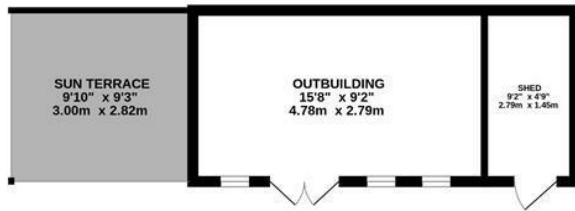
100' (30.48m)
Side pedestrian access, patio area opening to lawn, outside lighting, tap and power, additional patio area to rear with sun terrace and outbuilding. Outbuilding 15'8 x 9'2 with power and light plus additional storage area and sun terrace.

Driveway

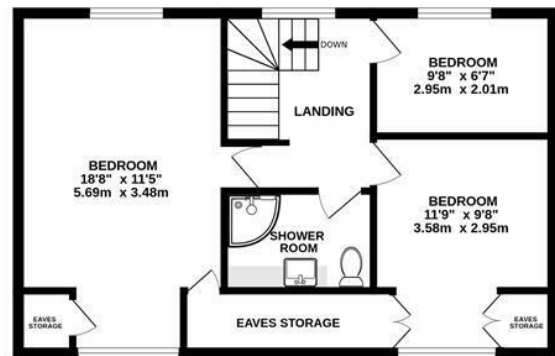
In and out driveway, providing parking for approx eight cars.







GROUND FLOOR
1014 sq.ft. (94.2 sq.m.) approx.



1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.

TOTAL FLOOR AREA : 1534 sq.ft. (142.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Material Information:
Council Tax Band: F
Tenure: Freehold

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		