Keith Ashton

Wyatts Green Road, Wyatts Green
Brentwood

GLEN ROYAL WYATTS GREEN ROAD

Wyatts Green Brentwood, CM15 0PJ

Guide Price £1,000,000

Beautifully presented and with bright and spacious accommodation throughout, is this fabulous family home located in sought-after Wyatts Green Road, which is within easy reach of all local amenities and is just a short drive into Brentwood Town Centre. The property features FOUR DOUBLE BEDROOMS, with the large master bedroom benefitting from a spacious dressing area and en-suite shower room. To the ground floor there are two bright reception rooms, a study and a stylish kitchen/breakfast room with separate utility room, providing balanced accommodation over both levels. 'Glen Royal' sits on a spacious plot with a good-sized private garden to the rear, and plenty of off-street parking to the front, in addition to a detached, double garage accessible from the side of the property.

- FOUR DOUBLE BEDROOMS
- DETACHED FAMILY HOME IN SOUGHT-AFTER LOCATION
- LARGE LOFT SPACE - IDEAL FOR CONVERSION (STPP)
- EN-SUITE TO MASTER BEDROOM
- TWO SPACIOUS RECEPTION ROOMS
- STUDY / HOME OFFICE
- PRIVATE REAR GARDEN
- OFF STREET PARKING INC. DOUBLE GARAGE

CUISINE
PUT THE KETTLE ON

Description

Entering the property, you find yourself in a large, bright reception hallway with doors into all main living areas, the study and ground floor w.c. There are stairs which rise to the first-floor level with a storage cupboard adjacent. As previously mentioned, there are two large reception rooms, a bright lounge with shuttered windows to the front and rear elevations, plus bi-folding doors which open onto the rear garden. The lounge is a lovely spot for any family to gather, fitted with a media wall with shelving to either side, and a cosy contemporary fireplace which is inset to the wall. The second reception in a spacious sitting/dining room which overlooks the front of the property. For applicants looking for a space to work from home there is a separate study with ample space for any office furniture. Fitted in the kitchen / breakfast room is an extensive range of 'Shaker' style wall and base units with wooden work surface over which includes a central island unit, all providing excellent storage options. Integrated appliances include a microwave and wine chiller, and there is space for a Range style cooker with extractor above. A separate utility room provides additional storage along with space and plumbing for a washing machine, tumble dryer and large, double fronted fridge/freezer.

Spacious, first floor landing with doors to all rooms and access to the loft space. The loft space is plentiful and would provide an excellent opportunity for conversion (stpp). There are four double bedrooms, three of which have fitted wardrobes with plenty of space in the remaining bedroom from either freestanding or fitted furniture. The master bedroom is a lovely bright room which benefits from having access to its own fully tiled, en-suite shower room. Furthermore, there is a large, fully tiled family bathroom which features a lovely, freestanding, double ended oval bath, a separate shower cubicle, a wash hand basin that is set into a floating vanity unit and a w.c.

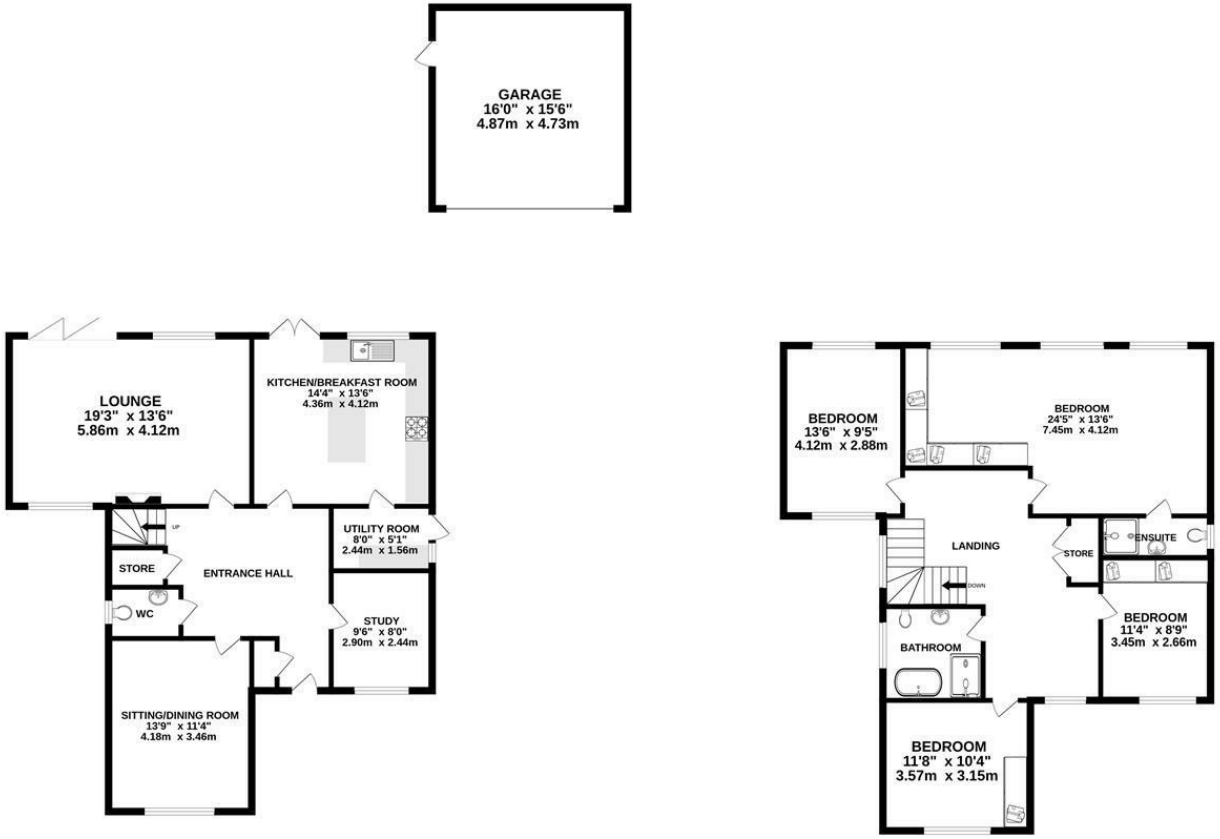
To the rear of the property, you have a private garden which is largely un-overlooked, screened with mature shrubs and hedging. The garden commences with a paved patio which leads into neat, brick edged lawns and there is a pretty 'band stand' style pergola to the bottom of the garden. There is plenty of parking to the front on a large blocked paved driveway, which leads down the side of the property where you have access into a detached, double garage.

2009

UPTON PARK E13

GROUND FLOOR
1182 sq.ft. (109.8 sq.m.) approx.

1ST FLOOR
959 sq.ft. (89.1 sq.m.) approx.



TOTAL FLOOR AREA : 2142 sq.ft. (199.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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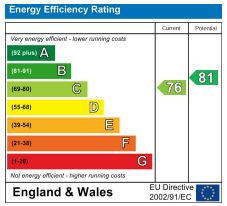

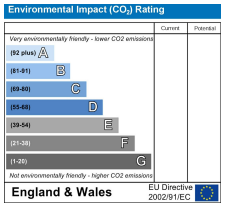

SERVICES:
Local Authority: Brentwood
Council tax band: F
Post Code: CM15 0PJ

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