Keith Ashton

First Avenue, Hook End
Brentwood

THISTLES FIRST AVENUE

Hook End Brentwood, CM15 0HL

Offers In Excess Of £875,000

Beautifully presented throughout and offering well-balanced accommodation over two floors is this fabulous four, double bedroom, detached family home which was built in 1995. There are excellent parking options with a spacious 'in' and 'out' driveway, including an integral garage to the front, plus a further single, detached garage to the rear (accessible from Second Avenue) 'Thistles' is located in 'First Avenue' a quiet cul-de-sac in the picturesque village of Hook End, and residents can enjoy a peaceful rural setting with scenic countryside walks, while still being just a short drive from Brentwood's town centre, schools, and train station.

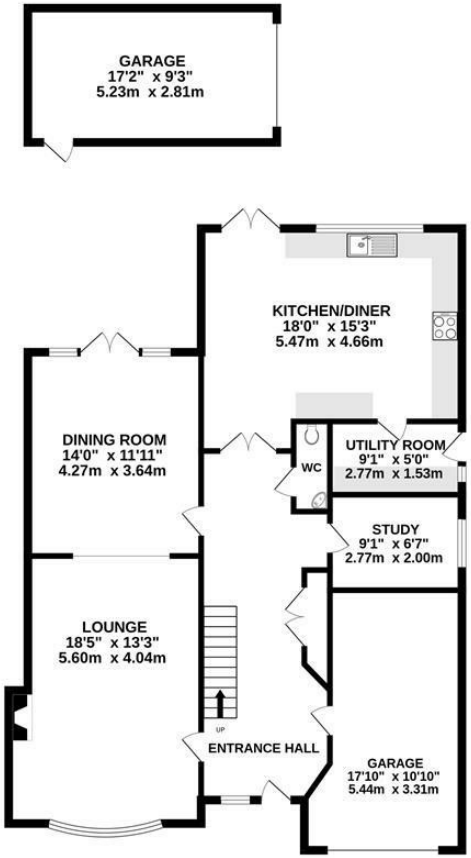
- FOUR DOUBLE BEDROOMS
- STUDY / HOME OFFICE
- DETACHED HOUSE BUILT IN 1995
- LOUNGE & DINING ROOM
- EN-SUITE TO MASTER BEDROOM
- INTEGRAL GARAGE & FURTHER GARAGE TO REAR
- STYLISH KITCHEN / DINER & SEPARATE UTILITY
- WELL-MAINTAINED REAR GARDEN

Entering the property via a covered storm porch, you find yourself in a spacious hallway which offers doors to all rooms, stairs to the first floor and ample storage space. Off the hallway to the left there is a spacious open plan lounge / dining room, although open plan these two rooms are clearly defined spaces for relaxing and dining. The lounge has a lovely exposed, red brick fireplace with log effect, gas burning stove as a focal point, and a large bay window to the front lets in lots of natural lighting. The dining room is large enough for a family sized table and chairs and has French doors which give access into the rear garden. A beautifully designed kitchen / diner has been fitted in a range of dark grey gloss, wall and base units with matching work surface over. Integrated appliances will include double ovens, microwave and an induction hob with extractor above. There is space for a large double fronted fridge/freezer, plus further space for additional storage and appliances in a separate utility room off the kitchen. You can further access the garden from the kitchen and from the utility room where there is access into the garden from the side. For applicants looking for a space to work from home there is a spacious study/home office providing a quiet space away from the main living areas. Finishing the accommodation on this level is a ground floor cloakroom with w.c. and circular, glass wash hand basin.

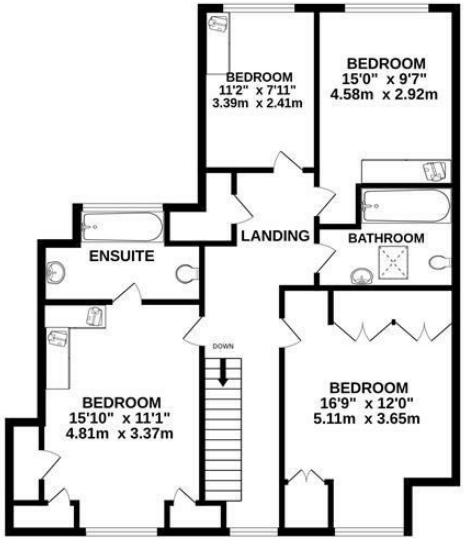
Rising to the first floor a spacious landing provides access into all bedroom and the main family bathroom. Each of the double bedrooms offer plenty of storage with either fitted and/or free-standing furniture and there is also eaves storage space available. The master bedroom has access to its own en-suite bathroom which has a panelled bath with shower over, w.c. and wash hand basin. The main bathroom also has a panelled bath, wash hand basin and w.c.

Externally, there is a tidy rear garden which is well-maintained. A paved patio to the side has a wooden pergola over and provides a lovely spot to sit in the garden and relax. The patio extends to the rear of the property and leads into the lawn, where a stepping stone pathway leads to the bottom of the garden. At the bottom of the garden there is a further detached garage with plumbing and electric, which can be accessed via Second Avenue. There is a large area laid to tarmac to the front of the garage which would provide additional secure parking. At the front there is a spacious 'in' and 'out' driveway, in addition to an integral garage, so parking for several vehicles is never an issue.

GROUND FLOOR
1298 sq.ft. (120.6 sq.m.) approx.



1ST FLOOR
874 sq.ft. (81.2 sq.m.) approx.



TOTAL FLOOR AREA : 2173 sq.ft. (201.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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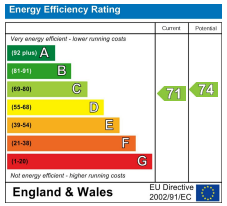

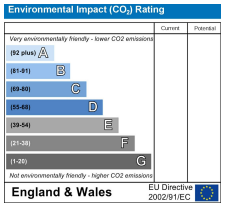

SERVICES:
Local Authority: Brentwood
Council tax band: G
Post Code: CM15 0HL

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