



**Keith
Ashton**

Coxtie Green Road, Pilgrims Hatch
Brentwood



263 COXTIE GREEN ROAD

Pilgrims Hatch Brentwood, CM14 5RP

With field views to the front elevation and being beautifully presented throughout, we are delighted to bring to market this fabulous, two double-bedroom terrace property with parking to the front and rear, which would make an excellent purchase for first-time buyers or someone wishing to downsize. Situated in Coxtie Green Road, a semi-rural road in Pilgrims Hatch, viewers will find that the property is perfectly positioned for easy access to Brentwood Golf Course and South Weald Country Park, offering residents the opportunity to enjoy the great outdoors and is also just a short drive into Brentwood and Shenfield Town centres where you have High Street shopping, along with mainline train services into London.

- TWO DOUBLE BEDROOMS
- BRIGHT & SPACIOUS LOUNGE / DINER
- UTILITY ROOM
- SPACIOUS FULLY TILED SHOWER ROOM
- PARKING TO THE FRONT & REAR
- BEAUTIFULLY PRESENTED THROUGHOUT
- MODERN KITCHEN
- VIEWS TO THE FRONT ELEVATION

Guide Price £400,000



Description

Steps up give access to the front door and into a porch, where you have a further door giving access into a bright and spacious lounge / diner. There is underfloor heating throughout the ground floor (except the porch) and to the first-floor level. The lounge / diner is a lovely room with attractive 'Amtico' wood effect, parquet flooring, an exposed red-brick fireplace with log burning stove and a custom-built bench seat which is located under the staircase. Viewers will note that the property has a basement, used for storage, and this is accessible via hidden steps in the dining area. Off the lounge is a spacious shower room which has been fully tiled in quality ceramics and has a large walk-in shower with overhead and handheld shower attachments, plus there is a wash hand basin set into a modern vanity unit and close coupled w.c. To the rear of the property you have a modern kitchen, fitted with cream gloss wall and base units with integrated 'Smeg' oven and gas hob with extractor above. There is also space for a large fridge/freezer. Providing additional storage and space/plumbing for appliances is a good-sized, external utility room, which also includes a w.c. Viewers looking for an additional bedroom will note that there is excellent potential to extend into the loft space (stpp) as have the neighbouring properties.

Stairs in the lounge / diner rise to the first-floor landing where you have doors giving access into each of the bedrooms. Both bedrooms have fitted or built-in storage, stylish 'Amtico' wood effect flooring and the bedroom to the front of the property further benefits from having far reaching views over farmland.

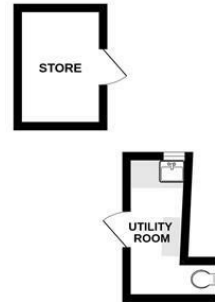
The property has an easy to maintain garden to the rear which commences with a paved patio and leads into neat artificial lawn, with brick-edged flower beds planted in a colourful selection of plants/shrubs. Located within the garden is, as previously mentioned, a brick-built utility room with a good-sized, composite storage shed further down. At the bottom of the garden there is an area of hardstanding which is set behind large gates, providing secure off-street parking and there is additional parking to the front of the property on your own driveway.



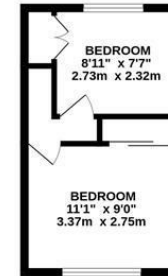
BASEMENT
51 sq.ft. (4.8 sq.m.) approx.



GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
205 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA: 720 sq.ft. (66.9 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	
(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	
(17-38) F		(17-38) F	
1-16 G		1-16 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

SERVICES:

Local Authority: Brentwood
Council tax band: C
Post code: CM14 5RP

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 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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