



Keith
Ashton

Philip Close, Pilgrims Hatch
Brentwood



16 PHILIP CLOSE

Pilgrims Hatch Brentwood, CM15 9NT

Guide Price £650,000

We are pleased to present this spacious semi-detached family home, arranged over three floors and offering versatile accommodation, including the potential for self-contained annexe living.

Situated in the popular Pilgrims Hatch area of Brentwood, the property is conveniently located within easy reach of a selection of highly regarded schools, local shops and everyday amenities. Brentwood High Street, with its selection of shops, bars and restaurants, is just a short drive away, as is Brentwood Railway Station, providing Elizabeth line rail links into London and beyond.

- SEMI-DETACHED FAMILY HOME
- SELF-CONTAINED ANNEX
- VERSATILE LIVING SPACE
- HIGHLY REGARDED SCHOOLS WITHIN EASY REACH
- SET OVER THREE FLOORS
- DOUBLE GARAGE
- FIVE BEDROOMS
- SHORT DRIVE TO BRENTWOOD STATION



Description

The internal layout begins with a welcoming entrance hallway. To the left, a comfortable living room with a feature fireplace provides an inviting space to relax. To the rear, the kitchen/dining room is fitted with a range of eye and base level units, offers ample space for dining, and provides access to the rear garden.

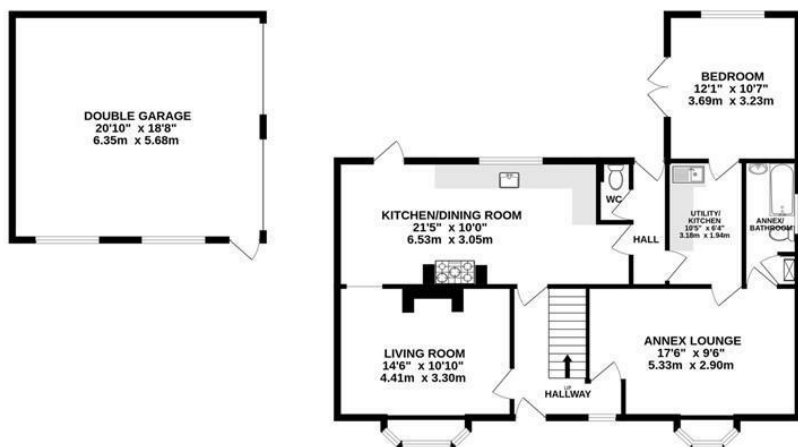
A central hallway, with a ground floor cloakroom, leads to the right-hand side of the property, which offers excellent potential for use as annexe accommodation. To the front is a spacious lounge, which in turn provides access to a utility/kitchen area and a bathroom, while to the rear is a well-proportioned bedroom with double doors opening onto the garden.

The first-floor landing gives access to three well-proportioned bedrooms. The principal bedroom benefits from an ensuite shower room and a walk-in wardrobe. The second floor offers a further spacious bedroom, together with a shower room and a dressing room.

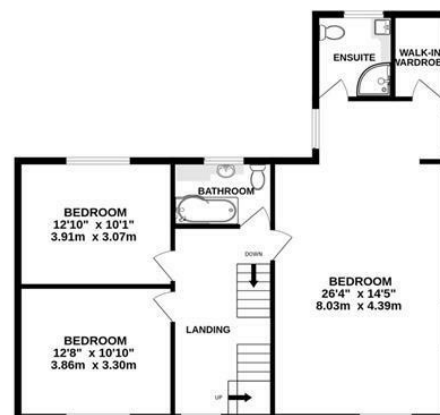
Externally, the rear garden begins with a decked seating area, ideal for outdoor dining and entertaining. The remainder is predominantly laid to lawn, complemented by mature shrubs and planted borders. A gate provides access to the double garage, with additional gated off-street parking located to the rear of the property. To the front, a block-paved driveway also provides ample off-street parking.



GROUND FLOOR
1342 sq.ft. (124.7 sq.m.) approx.



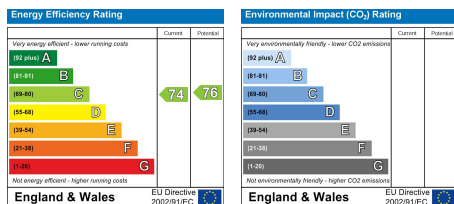
1ST FLOOR
886 sq.ft. (82.4 sq.m.) approx.



2ND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 2592 sq.ft. (240.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:

Local Authority: Brentwood
Council tax band: D
Post code: CM15 9NT

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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Explore more @ www.keithashton.co.uk

