



Keith
Ashton

Sawyers Hall Lane,
Brentwood



1 SAWYERS HALL LANE

Brentwood, CM15 9DQ

****Guide Price £400,000 - £425,000**** A spacious three-bedroom end-of-terrace family home offering approximately 1,017 sq ft of well-proportioned accommodation, together with a private rear garden, garage and double-length driveway providing excellent off-road parking.

The property is offered with no onward chain and is a well-proportioned home, with neutral décor, offering a blank slate for the new owner to personalise.

Ideally positioned approximately one mile from Brentwood Station, with Elizabeth Line connections into London, and is within walking distance of the Outstanding Becket Keys School, amenities and Brentwood High Street.

- Spacious three bedroom end-terrace family home
- 1,017 sq ft of well-proportioned accommodation
- Garage and double-length driveway
- Private rear garden
- No onward chain
- Approximately 1 mile to Brentwood Station
- Opposite the beautiful, unspoilt Merrymeade Country Park
- Walking distance to highly regarded schools

Guide Price £400,000



Description

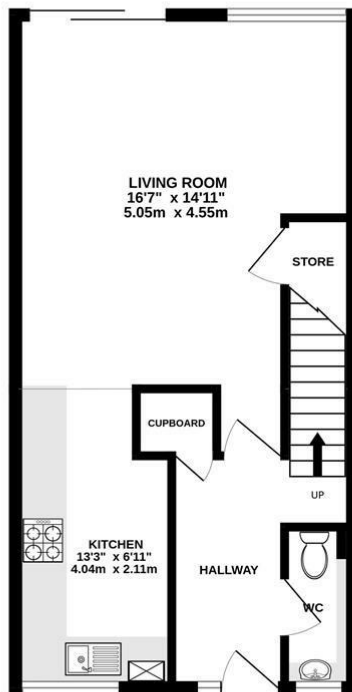
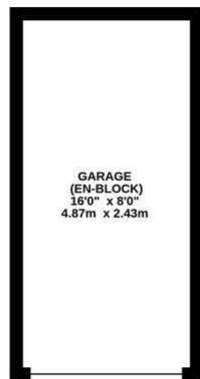
The accommodation begins with a bright entrance hall leading through to the spacious living room at the rear of the property, featuring a window and sliding patio doors that overlook and provide access to the rear garden. To the front, the well-equipped kitchen is fitted with a range of eye and base level units, ample worktop space and a front-facing window. A ground floor cloakroom completes the accommodation on this level.

The first-floor landing provides access to three well-proportioned bedrooms and the family bathroom.

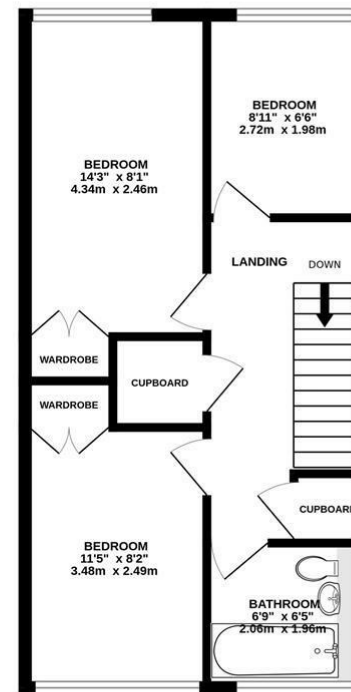
Externally, the rear garden is predominantly laid to lawn with mature planting, creating a pleasant outdoor space. A garage en bloc is situated to the left of the property, with a double-length driveway providing off-street parking.



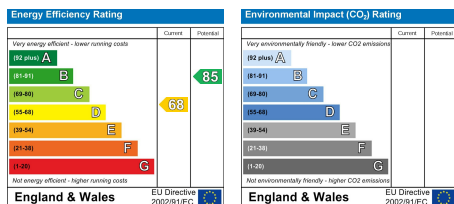
GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 1017 sq.ft. (94.5 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 9DQ

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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