



Keith  
Ashton

Clifton Way, Hutton  
Brentwood



## 31 CLIFTON WAY

Hutton Brentwood, CM13 2QR

£1,100,000

We are delighted to present this impressive, detached family home, ideally positioned within a highly sought-after residential location, offering easy access to Shenfield Station and falling within the catchment area of the highly regarded St Martin's Secondary School.

Beautifully presented throughout, the property offers spacious and versatile accommodation arranged over two floors, comprising four/five bedrooms and four bathrooms, making it an ideal choice for modern family living.

- IMPRESSIVE DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- FOUR/FIVE BEDROOMS
- SPACIOUS & VERSATILE ACCOMODATION
- EASY REACH OF SHENFIELD STATION
- FOUR BATHROOMS
- HIGHLY REGARDED SCHOOLS NEARBY
- FAR-REACHING COUNTRYSIDE VIEWS



## Description

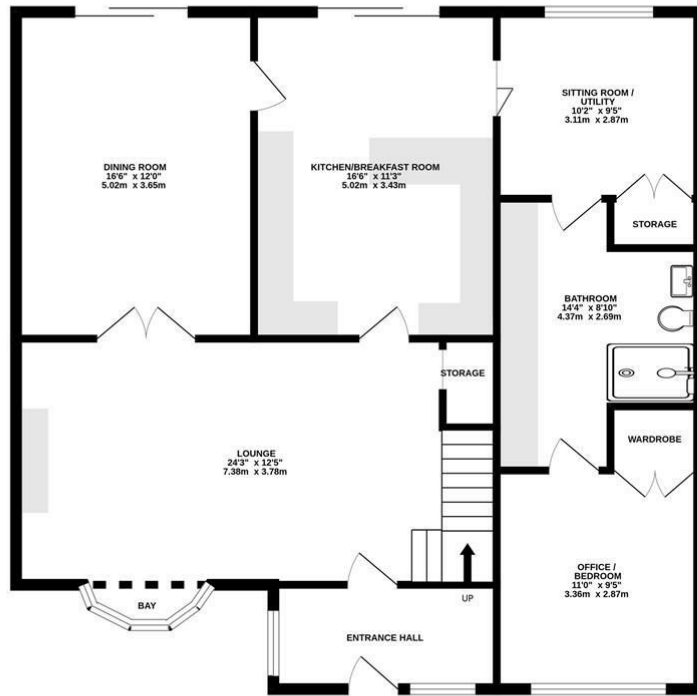
The internal accommodation begins with a welcoming entrance hall leading into an elegant lounge, featuring a front-facing window that fills the room with natural light. Double doors open into the formal dining room, where sliding doors provide attractive views and direct access to the rear garden. The well-appointed kitchen is fitted with a range of eye and base level units, complemented by a breakfast bar and sliding doors opening onto the garden. From here, there is access to a further reception/utility room, which in turn leads to an impressive family bathroom with useful built-in storage. Returning towards the front of the property, this room also provides access to a versatile office or additional bedroom.

Rising to the first floor, the landing provides access to the impressive principal bedroom suite. This elegant space benefits from a modern ensuite shower room and doors opening onto a private balcony, offering far-reaching views across the surrounding countryside. The second bedroom also features an ensuite shower room, a spacious dressing room and a Juliet balcony overlooking the rear garden. Two further well-proportioned double bedrooms and a family bathroom complete the first floor.

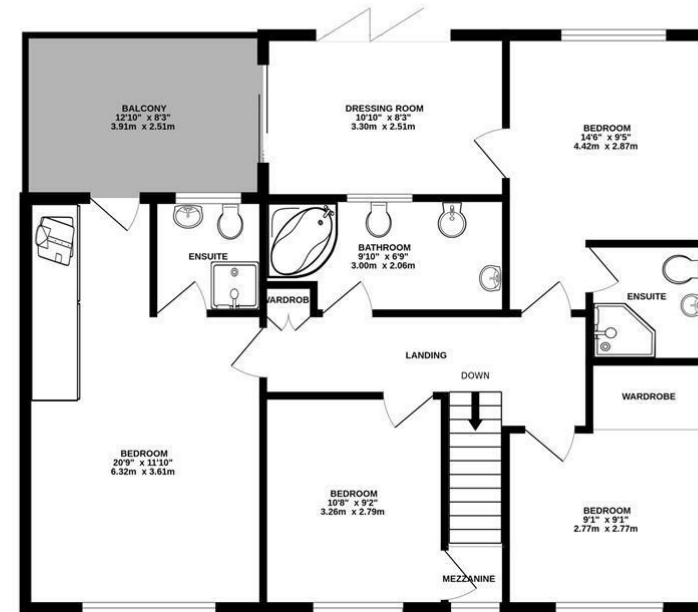
Externally, the rear garden is predominantly laid to lawn and enclosed by mature shrub borders, creating a tranquil and private setting in which to relax and unwind. To the front, a paved driveway provides ample off-street parking.



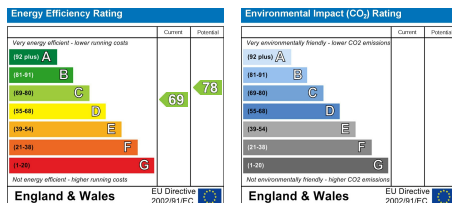
GROUND FLOOR  
1116 sq.ft. (103.7 sq.m.) approx.



1ST FLOOR  
895 sq.ft. (83.2 sq.m.) approx.



TOTAL FLOOR AREA : 2012 sq.ft. (186.9 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: CM13 2QR

### 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](http://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](http://www.keithashton.co.uk)

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