



Keith
Ashton

Glen Hazel, Hook End
Brentwood



1A GLEN HAZEL

Hook End Brentwood, CM15 0PE

** GUIDE PRICE £600,000 - £625,000 ** Offering excellent potential for improvement and extension (stpp) is this detached three-bedroom bungalow which sits on a corner plot in a quiet cul-de-sac location in Hook End. The property has a mature, un-overlooked rear garden and plenty of parking to the front which includes an attached garage, and there is a large, paved inner courtyard which has fabulous potential to become additional living space. Viewers will note that the property is within easy reach of Doddinghurst Village where you have a range of local amenities and is also within a short drive of around 5 miles to both Brentwood and Shenfield Town Centres.

- THREE SPACIOUS BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- TWO RECEPTION ROOMS
- NO CHAIN & POTENTIAL TO IMPROVE
- FITTED KITCHEN
- LARGE BLOCK-PAVED INNER COURTYARD
- PRIVATE REAR GARDEN
- EXCELLENT PARKING & GARAGE

Guide Price £600,000



Description

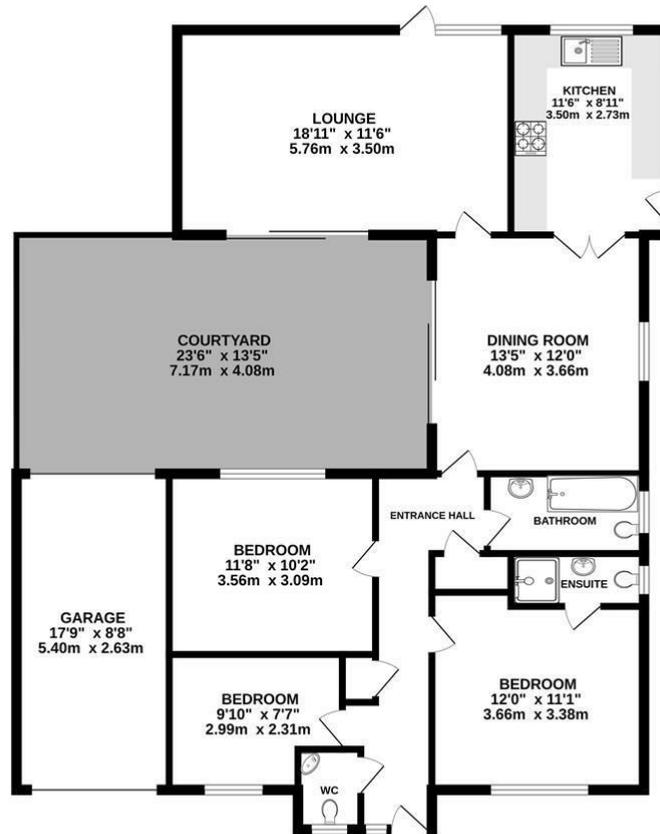
Entering the property a long hallway gives access into all bedrooms, the dining room, the main bathroom and into a cloakroom. There are two handy, built-in storage cupboards. All three bedrooms are of a good-size, and all have ample space for free standing or fitted furniture, the largest of the bedrooms even has access to its own en-suite shower room. The main family bathroom offers a panelled bath with shower over, wash hand basin and w.c.

Benefitting from two separate reception rooms; a bright and spacious lounge with access into the rear garden and a spacious dining room. Both rooms have access, via sliding patio doors, into a large block-paved courtyard. This space has potential to be developed and incorporated into the main building, creating additional living space. The kitchen is fitted with a range of wall and base units with integrated appliances including an oven and gas hob with extractor above, there is ample space for further appliances.

Externally, to the rear of the property there is a secluded garden, commencing with a paved patio leading into the lawned area. The garden extends to the side of the property and leads to a block-paved courtyard measuring 23'6 x 13'5. At the front of the property there is off street parking for up to two vehicles on block-paved driveway, plus there is an attached garage which offers access to the inner courtyard.



GROUND FLOOR
1127 sq.ft. (104.7 sq.m.) approx.



TOTAL FLOOR AREA: 1127 sq.ft. (104.7 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 (82 plus) A | | Very environmentally friendly - lower CO ₂ emissions (82 plus) A | |
| (61-81) B | | (61-81) B | |
| (49-60) C | | (49-60) C | |
| (39-48) D | | (39-48) D | |
| (29-38) E | | (29-38) E | |
| (17-28) F | | (17-28) F | |
| 1-16 G | | 1-16 G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |
| England & Wales | | England & Wales | |

SERVICES:

Local Authority: Brentwood
Council tax band: E
Post code: CM15 0PE

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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