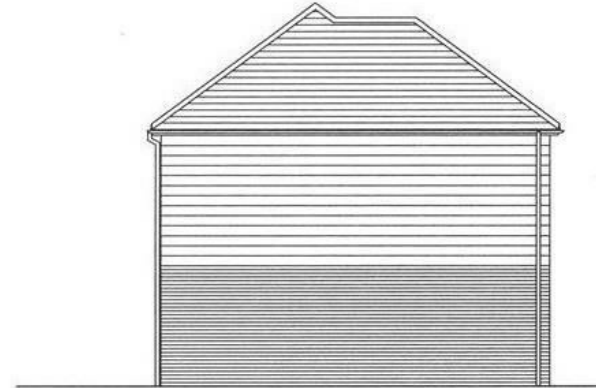




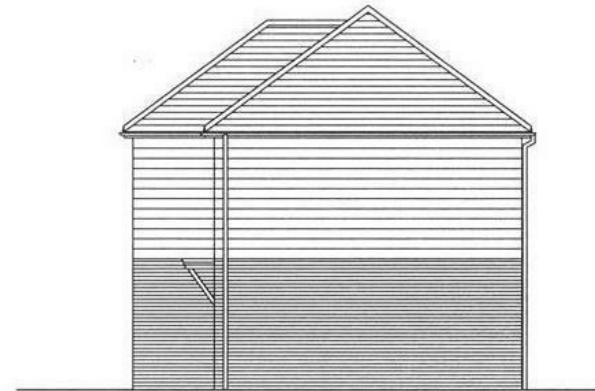
REAR ELEVATION



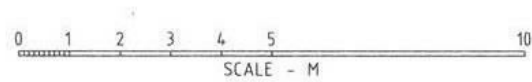
SIDE ELEVATION



FRONT ELEVATION



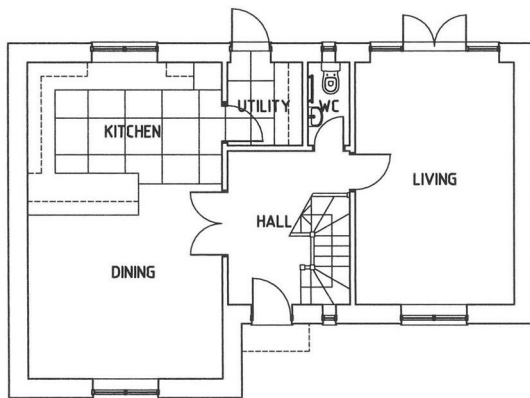
SIDE ELEVATION



Plot 5 Ashwells Court Ashwells Road, Pilgrims Hatch, Brentwood, CM15 9SR

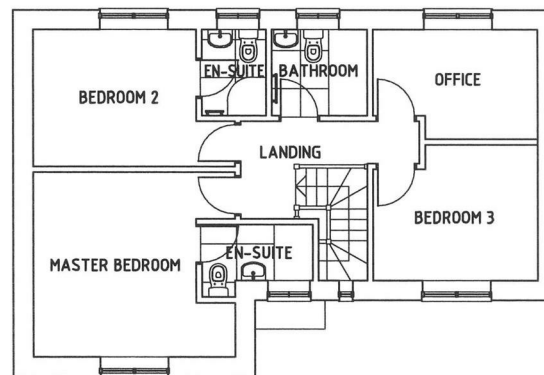
Phase II - We are delighted to offer for sale this brand new, modern and contemporary style, four bedroom detached family home located in a desirable semi-rural location in a private gated development. This stylish home offers a good level of living accommodation, a landscaped rear garden and private allocated parking, and is being offered for sale with a 10 year Build Zone warranty. Ashwells Court is conveniently located to take in the benefits of the beautiful surrounding countryside and yet being just a short drive to Brentwood & Shenfield train stations with rail links into London, and High Street shops. Ashwells Court also benefits from being within walking distance to the well-regarded Bentley Church of England primary school.

Hallway	Bedroom Two 14'2 x 9'7
Kitchen / Diner 24'1 x 14'5	Bedroom Three 11'1 x 10'
Utility Room	Bedroom Four 12'7 x 7'3
Living Room 17'6 x 11'1	Family Bathroom
Ground Floor Cloakroom	Rear Garden
First Floor Landing	Front Garden
Bedroom One 14'2 x 14'1	Parking Two allocated spaces.
En-Suite Shower Room	



GROUND FLOOR PLANS

Offers Invited £775,000



FIRST FLOOR PLANS



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 105 kWh/m ² A		Very environmentally friendly - lower CO ₂ emissions 82 gha/m ² A	
(95-105) B		(81-91) B	
(85-95) C		(69-81) C	
(75-85) D		(59-69) D	
(65-75) E		(51-59) E	
(55-65) F		(45-51) F	
(45-55) G		(39-45) G	
Not energy efficient - higher running costs 127 kWh/m ² G		Not environmentally friendly - higher CO ₂ emissions 112 gha/m ² G	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

SERVICES:

Local Authority: Brentwood
Council tax band:
Post code: CM15 9SR

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