



Keith
Ashton

Hawthorn Avenue,
Brentwood



120 HAWTHORN AVENUE

Brentwood, CM13 2EQ

Price guide £350,000 to £370,000

Situated within walking distance of Brentwood's High Street and the Mainline Railway Station, is this light and spacious two-bedroom family home which has been much improved by the current vendor, with potential to extend if required and also benefiting from an attractive unoverlooked 60' rear garden.

- Well presented family home
- Two double bedrooms
- Large lounge/Diner
- Attractive kitchen and bathroom
- Unoverlooked 60' rear garden
- Off street parking
- Potential to extend
- Convenient location

Guide Price £350,000



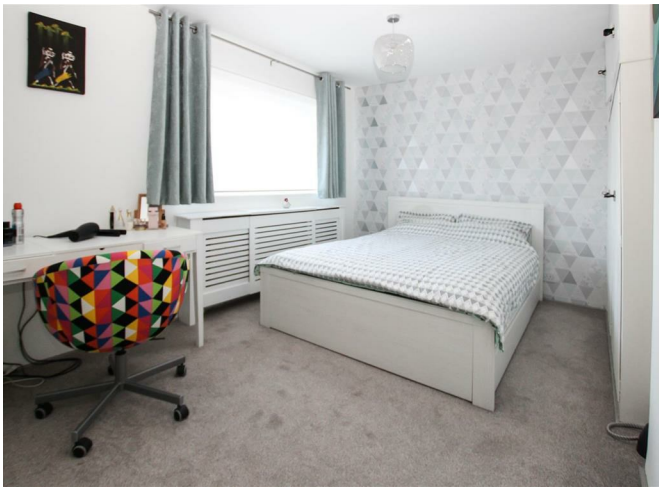
Description

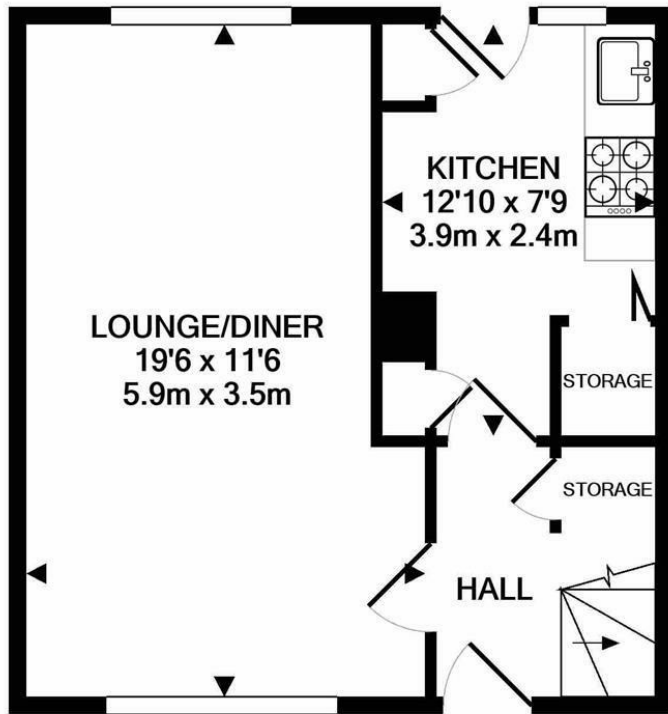
As you enter the bright hallway you will find an understairs storage cupboard and access to the ground floor accommodation. There is a large lounge/diner which is light and airy, with dual aspect windows to the front and rear and a contemporary feature wall fire. The kitchen is fitted with a good range of modern eye and base level units with a useful storage cupboard and a door leading to the garden. The first floor is where two good sized bedrooms can be found, with the master benefiting from plenty of storage. There is also a modern refitted family bathroom with a white suite and attractive built-in units.

The property comes with the added benefit of a good-sized unoverlooked rear garden which is approximately 60' in depth. This commences with a decked area which is ideal for outside entertaining and is mainly laid to lawn with trees and shrubs to borders and a shed to the rear.

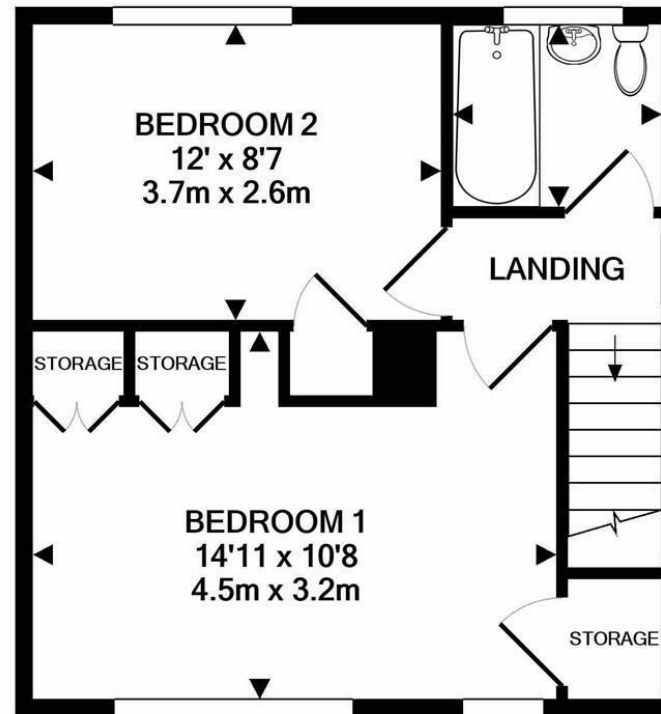
The front has space for off street parking and gives access to the side.

This property has been much improved by the current vendor and is situated in a convenient location for all that Brentwood has to offer. This includes the popular King George Playing Fields which is just a short walk away and a choice of great schools, including St. Martins, making it an excellent choice for a family home. There is also potential to extend (stpp) if so desired.





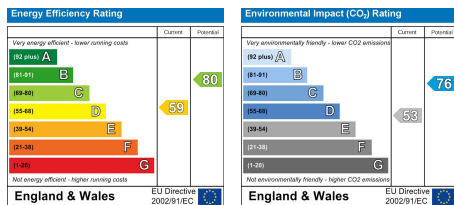
GROUND FLOOR
APPROX. FLOOR
AREA 344 SQ.FT.
(31.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 343 SQ.FT.
(31.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 687 SQ.FT. (63.8 SQ.M.)

THIS PLAN IS FOR ROOM IDENTIFICATION ONLY, AND ITS ACCURACY IS NOT GUARANTEED. www.epcsinessex.co.uk
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SERVICES:

Local Authority: Brentwood
Council tax band: C
Post code: CM13 2EQ

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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Tel. 01277 202200

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