



Keith  
Ashton

Byron Road, Hutton  
Brentwood



## 34 BYRON ROAD

Hutton Brentwood, CM13 2RU

£725,000

We are delighted to present this beautifully maintained, detached family home, ideally positioned in the sought-after Poets Estate in Hutton, Brentwood. Offering spacious and versatile accommodation, the property boasts four well-proportioned bedrooms and two modern bathrooms, making it an ideal choice for growing families. Perfectly situated within the catchment area for the highly regarded St. Martin's Secondary School and just one mile from Shenfield Station—with direct rail links into London and beyond—this home combines comfort, convenience and connectivity, appealing to both families and commuters alike.

- DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- FOUR BEDROOMS
- TWO BATHROOMS
- ST MARTINS SECONDARY SCHOOL CATCHMENT
- STUDY
- ONE MILE TO SHENFIELD STATION
- OFF STREET PARKING



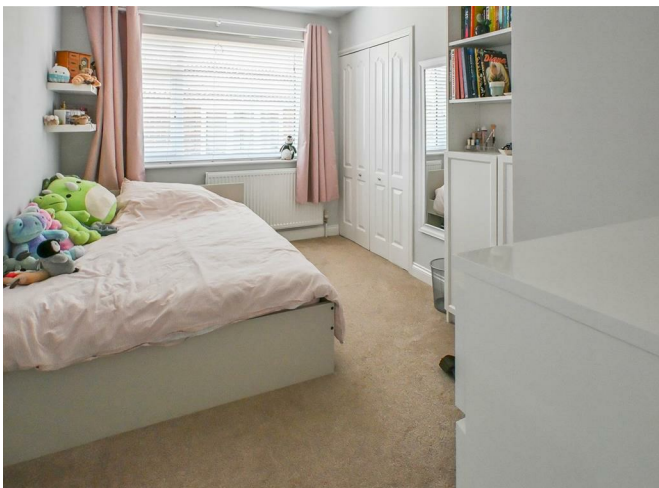
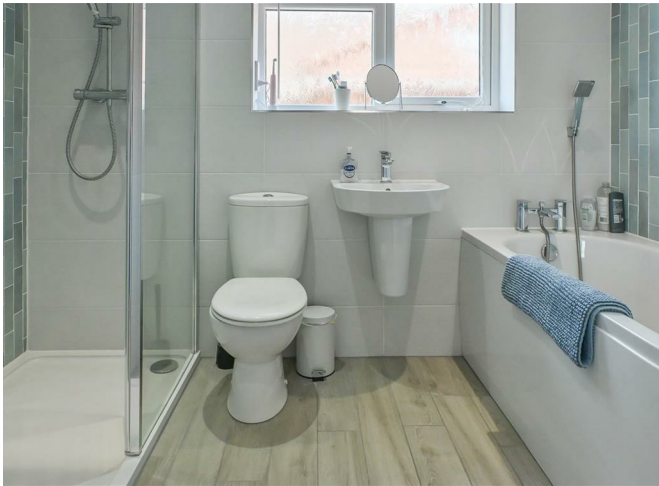
## Description

The internal layout begins with a welcoming entrance hall that opens into a bright and comfortable lounge at the front of the property. This generously sized room is bathed in natural light from a large front-facing window and features a charming fireplace, creating a perfect space to relax and unwind.

To the rear, a stylish open-plan kitchen/diner is fitted with a comprehensive range of wall, base, and full-height units, complemented by sleek granite worktops and a practical breakfast bar. French doors provide a lovely outlook and access to the rear garden, while an additional set of bi-fold doors lead into a versatile second reception room which also opens onto the garden. A dedicated study offers a quiet workspace, and a convenient ground-floor WC completes this level.

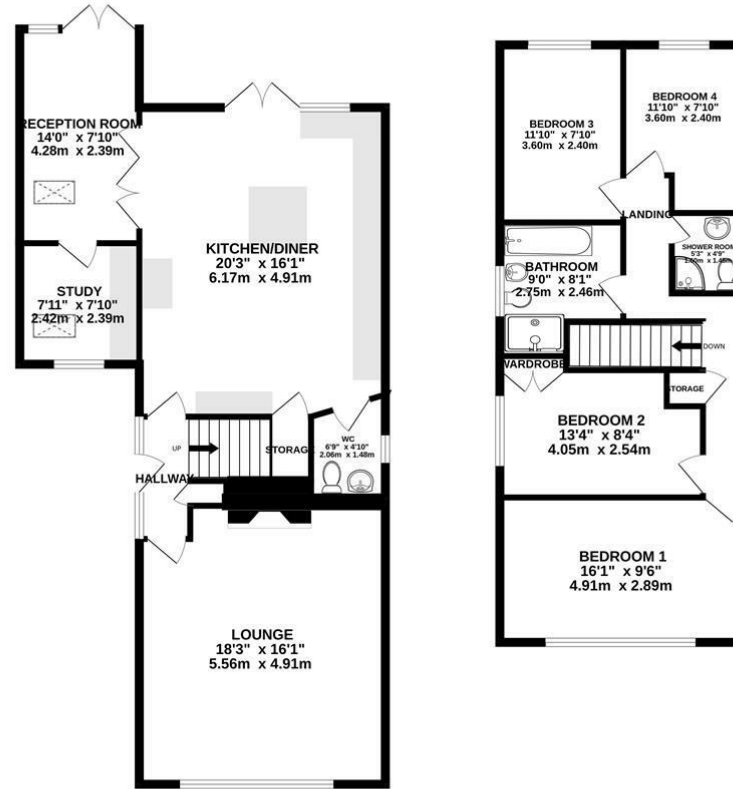
Upstairs, the first-floor landing provides access to all bedrooms. The principal bedroom is positioned at the front of the home and benefits from an abundance of natural light. The second double bedroom features built-in wardrobes for added storage, while two further bedrooms overlook the rear garden. A sleek, contemporary family bathroom and an additional shower room serve this floor, offering both style and practicality.

Outside, the rear garden begins with a generous paved patio—ideal for outdoor entertaining—leading to a well-maintained lawn framed by mature shrubs and planting. To the front, a shingle driveway offers ample off-street parking.

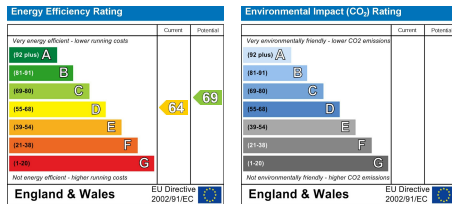


GROUND FLOOR  
869 sq.ft. (80.7 sq.m.) approx.

1ST FLOOR  
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA: 1500 sq.ft. (139.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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**SERVICES:**

Local Authority: Brentwood  
Council tax band: F  
Post code: CM13 2RU

**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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