



Keith
Ashton

Sawyers Grove,
Brentwood



7 SAWYERS GROVE Brentwood, CM15 9BD

We are delighted to bring to the market this impressive 2nd floor, duplex apartment, ideally situated less than half a mile from Brentwood High Street, which offers an array of shops, bars and restaurants within easy reach. Beautifully presented throughout, the apartment boasts generous living accommodation, including two well-proportioned double bedrooms and two modern bathrooms. The property is conveniently located just a stone's throw from Merrymeade Country Park, providing attractive green open space, and is just over a mile from Brentwood Station, offering excellent transport links into London and beyond.

- IMPRESSIVE DUPLEX APARTMENT
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- UTILITY ROOM
- EASY REACH OF BRENTWOOD STATION
- ONE ALLOCATED PARKING SPACE
- SOUGHT-AFTER DEVELOPMENT
- CLOSE TO THE HIGH STREET

Offers In Excess Of £425,000



Description

The property is accessed from the second floor; where the internal accommodation begins with a spacious and welcoming entrance hall. Double doors open into a generous lounge, flooded with natural light from dual-aspect windows and French doors leading to a Juliet balcony. The well-appointed kitchen is fitted with a range of eye and base level units, offers ample space for dining, and benefits from dual-aspect windows along with access to a separate utility room. A well-proportioned double bedroom and a sleek, modern shower room complete this level.

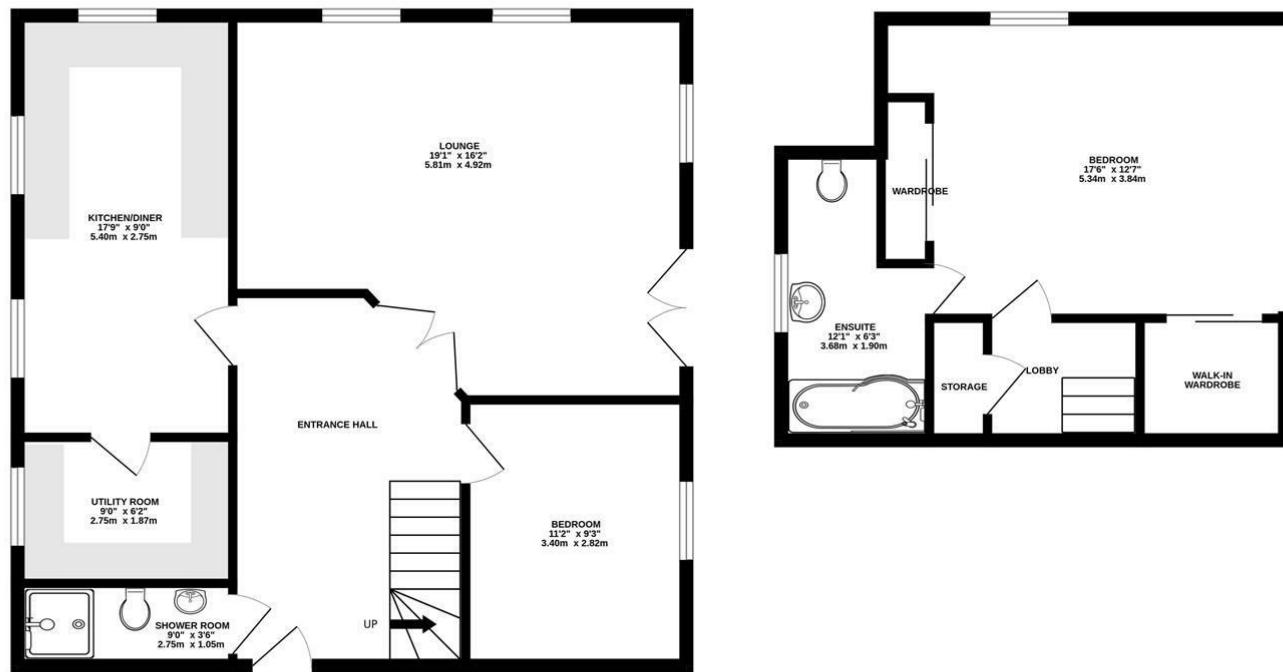
The upper floor is home to the impressive principal bedroom, which is generously sized and features dual-aspect windows, fitted wardrobes, a walk-in wardrobe, and a luxurious ensuite bathroom.

Externally, the property further benefits from an allocated parking space within a carport, accessed via secure electric gates.

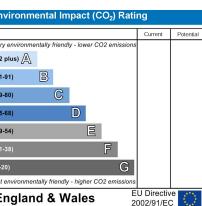
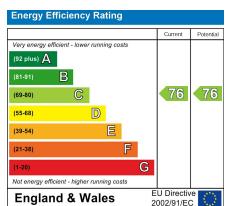


GROUND FLOOR
767 sq.ft. (71.3 sq.m.) approx.

1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 1126 sq.ft. (104.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:

Local Authority: Brentwood
Council tax band: E
Post code: CM15 9BD

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

