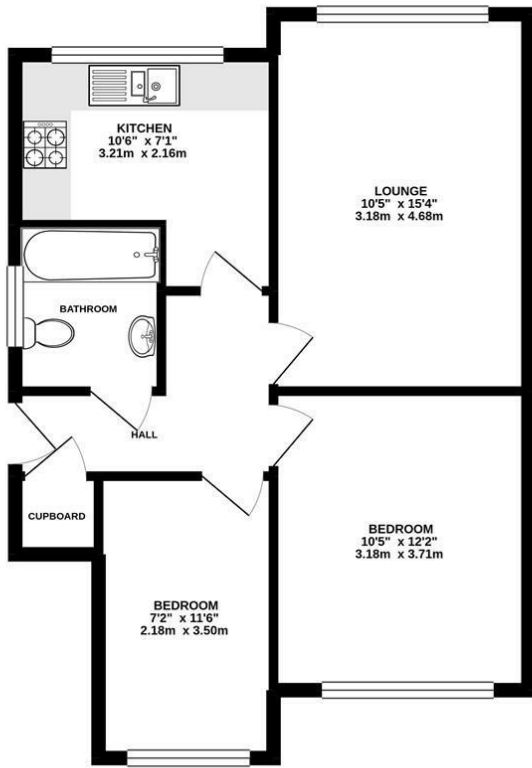




**Keith  
Ashton**

Hurstwood Avenue, Pilgrims Hatch  
Brentwood

GROUND FLOOR  
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 559 sq.ft. (51.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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18 Hurstwood Avenue, Pilgrims Hatch, Brentwood, CM15 9HT

We are delighted to offer for sale, this spacious two bedroom ground floor purpose built maisonette, situated within easy reach of Brentwood's vibrant town centre.

The property is well presented throughout and offers spacious accommodation which includes an attractive kitchen and bathroom. It also boasts its own private rear garden, with a paved area, ideal for outside dining, plus its own driveway providing off-street parking for two vehicles to the front.

The property benefits from a long lease of 943 years and no service charges.

It's within walking distance of local amenities, including good schools, shops and the popular Brentwood Leisure Centre and is just a short drive from both Brentwood and Shenfield Mainline Railway Stations.

Offers In Excess Of £250,000



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(82 plus) A		(82 plus) A	
(61-81) B		(61-81) B	
(39-60) C	71	(39-60) C	
(19-38) D		(19-38) D	
(9-18) E		(9-18) E	
(1-8) F		(1-8) F	
(1-8) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

**SERVICES:**

Local Authority: Brentwood  
Council tax band: C  
Post code: CM15 9HT

**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)

Brentwood  
Tel. 01277 260858

Village Office  
Tel. 01277 375757

Lettings Office  
Tel: 01277 202200

Explore more @ [www.keithashton.co.uk](http://www.keithashton.co.uk)

