



Keith
Ashton

Westbury Drive,
Brentwood



GROUND FLOOR
APPROX. FLOOR AREA: 702 SQ.FT. (65.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR AREA: 508 SQ.FT. (47.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1209 SQ.FT. (112.3 SQ.M.)

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2 Westbury Drive, Brentwood, CMI 4 4JZ

Located in a sought after position to the West of Brentwood town centre, is this most attractive three bedroom detached house. Occupying a corner plot, the property offers an excellent opportunity to improve and extend (STP) with the potential to create a fabulous home, suitable for the modern-day family. Brentwood station is within a short walk, along with the vibrant High Street and highly regarded schools. Currently, the property offers a spacious entrance hall, giving access to two reception rooms, cloakroom and fitted kitchen. The first floor provides three bedrooms and a shower room. Outside you will find a good size rear garden and garage, along with potential to introduce further off-street parking at the front.

Guide Price £695,000



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(82 plus) A	83	(81-81) A	79
(61-81) B		(61-81) B	
(49-61) C		(49-61) C	
(35-49) D		(35-49) D	
(29-35) E		(29-35) E	
(15-29) F		(15-29) F	
(1-15) G		(1-15) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

SERVICES:

Local Authority: Brentwood
Council tax band: F
Post code: CM14 4JZ

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