



Keith
Ashton

Petresfield Way, West Horndon
Brentwood



8 PETRESFIELD WAY

West Horndon Brentwood, CM13 3TG

****GUIDE PRICE £675,000 - £700,000****

Offered for sale with the added advantage of no onward chain is this well-presented and extended four bedroom detached family home. Located in the quiet village of West Horndon along a cul-de-sac turning, just a short walk from local amenities and train station, the property offers ample living accommodation and an un-overlooked rear garden. Further benefits include off-street parking, two reception rooms, three bathrooms and a cloakroom plus a utility room and garage.

- Detached Family Home
- Open-Plan Kitchen / Diner
- Four Double Bedrooms
- Utility Room & Garage
- Three Bathrooms
- Cul-De-Sac Location
- Two Reception Rooms
- No Onward Chain

Guide Price £675,000



Description

The internal accommodation commences with an entrance hallway which provides access to the ground floor living accommodation, kitchen and ground floor cloakroom. To the front of the property is the first of two reception rooms which could be used as a snug or a home office. The main living room is of an impressive size and is centred around a feature fireplace with bi-folding doors opening out to the rear garden.

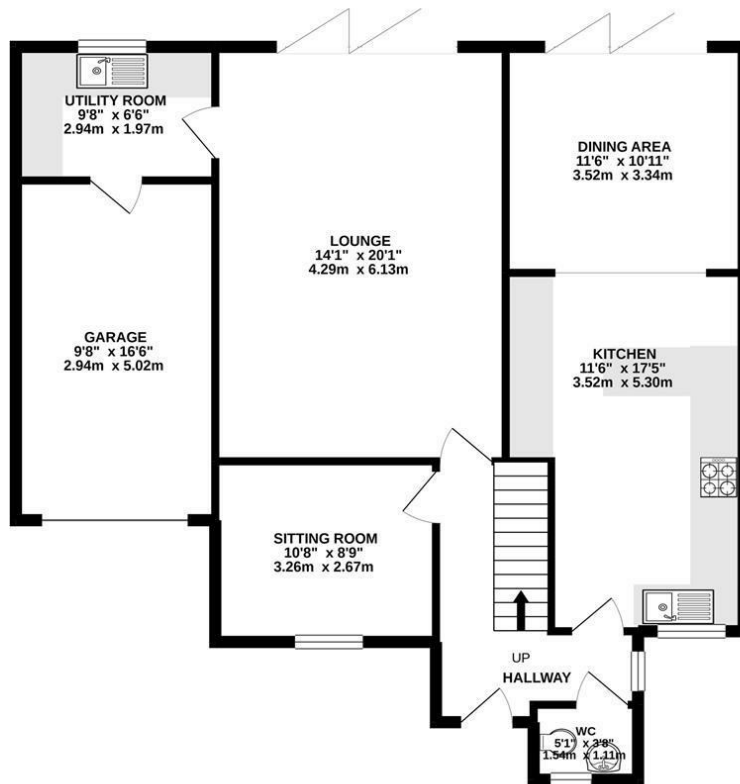
The open-plan kitchen/dining area comprises a range of above and below counter storage units, ample worktop space extending into a breakfast bar and various integrated appliances. There is plenty of room for a dining table in front of another set of bi-folding doors to the rear. Completing the ground floor layout is the separate utility room which has access to the attached single garage.

Upstairs, the master bedroom is located towards the rear of the property and benefits from an impressively sized en-suite bathroom comprising his and hers sinks, freestanding bath, separate shower and WC. The remaining three bedrooms are all comfortable doubles with bedroom two also benefiting from an en-suite shower room. Finally, there is the family bathroom.

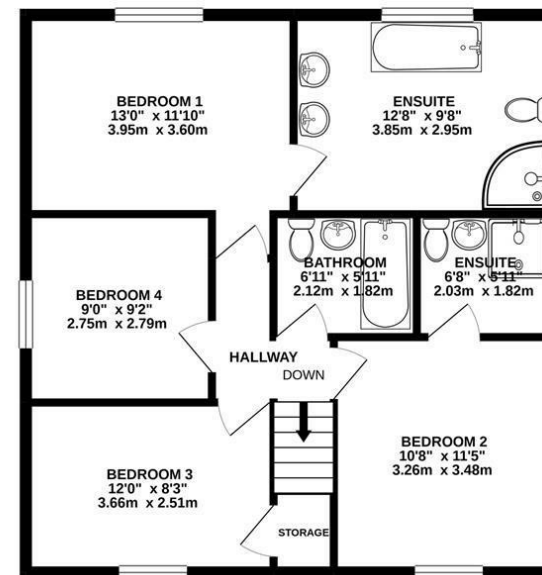
Externally, the property enjoys a predominantly un-overlooked rear garden with a south-westerly aspect. There is a paved patio area with the remainder laid to lawn and well-stocked shrub borders. At the foot of the garden is a wooden garden shed/summerhouse. There is off-street parking located at the front of the property.



GROUND FLOOR
1010 sq.ft. (93.9 sq.m.) approx.

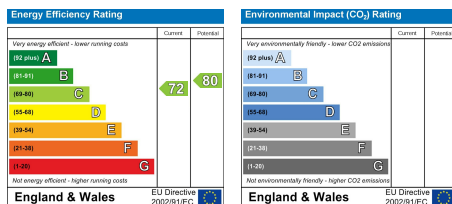


1ST FLOOR
693 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 1703 sq.ft. (158.2 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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SERVICES:

Local Authority: Brentwood
Council tax band: E
Post code: CM13 3TG

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 260858

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