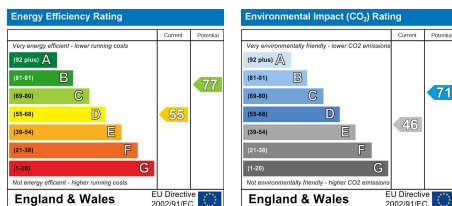


9 Philip Close, Pilgrims Hatch, Brentwood, CM15 9NT

An EXTENDED semi detached house, situated in a pleasant cul de sac in the popular Pilgrims Hatch area of Brentwood. Having benefited from a double storey extension to the rear, this excellent family home offers spacious, well-planned accommodation. An entrance hall gives access to the fitted kitchen and dining room with double doors leading to the lounge which occupies the width of the house to the rear and overlooks the lovely south facing rear garden. From the kitchen you access a useful utility area, comprising a cloakroom, storage area and what is currently used as a home gym. To the first floor are four bedrooms, with ensuite to master and further guest bathroom. Offered with no onward chain.

£465,000



#### SERVICES:

Local Authority: Brentwood  
Council tax band: D  
Post code: CM15 9NT

#### 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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