



Keith  
Ashton

Paglesfield, Hutton  
Brentwood



## 11 PAGLESFIELD

Hutton Brentwood, CM13 1BQ

Guide Price £525,000 - £550,000

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This end-of-terrace residence offers an exciting opportunity to modernise and create your dream home. Boasting generous living accommodation and an attractive rear garden, it provides the ideal setting for family living.

Conveniently offered with No Onward Chain, the property is superbly located just 0.7 miles from Shenfield Train Station, offering excellent links to London and beyond. Families will also appreciate its close proximity to highly regarded local schools, making this a fantastic choice for those seeking both comfort and convenience.

- FOUR BEDROOM FAMILY HOME
- NO ONWARD CHAIN
- OPPORTUNITY TO MODERNISE
- 0.7 MILES TO SHENFIELD TRAIN STATION
- INTEGRAL GARAGE
- CUL-DE-SAC LOCATION
- OFF-STREET PARKING
- HIGHLY REGARDED SCHOOLS NEARBY



## Description

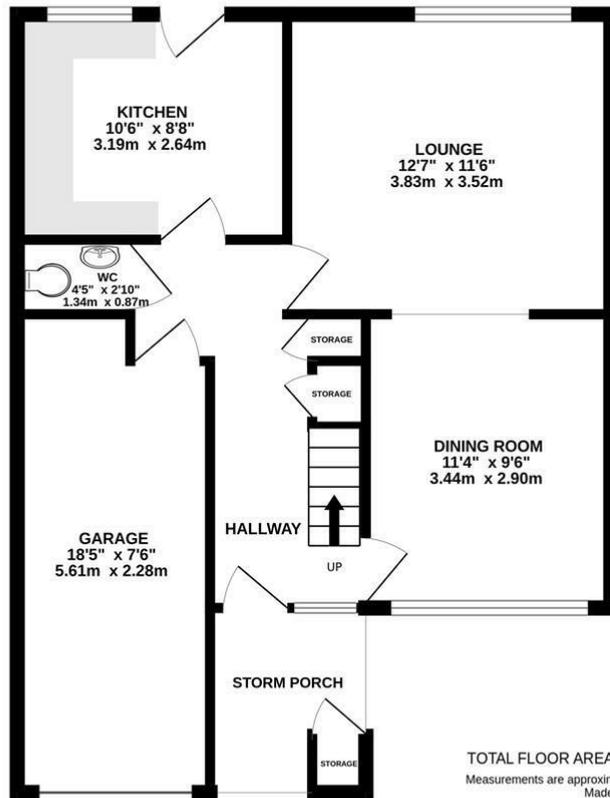
The internal layout begins with a welcoming entrance hall providing access to all principal rooms. To the rear, a bright and generously sized lounge seamlessly connects to the dining area, with large front and rear windows flooding the space with natural light – perfect for relaxed family living and entertaining. The kitchen, which offers great potential for updating, also sits at the rear of the property and enjoys garden views with direct access outside. From the hallway, there is convenient access to the integral garage, and a ground-floor cloakroom completes this level.

Upstairs, the first floor hosts four well-proportioned bedrooms alongside a family bathroom, offering plenty of space for growing families.

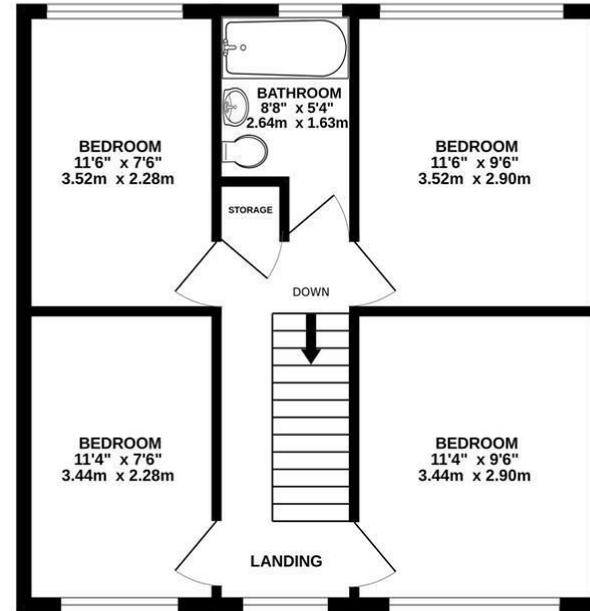
Externally, the rear garden is mainly laid to lawn and bordered by mature shrubs, providing a private and tranquil outdoor space. To the front, the driveway offers off-street parking and leads to the garage with an up-and-over door.



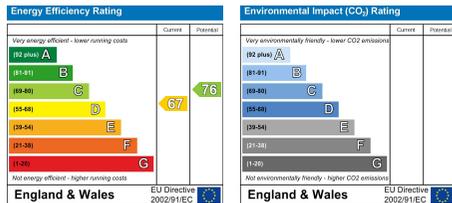
**GROUND FLOOR**  
622 sq.ft. (57.8 sq.m.) approx.



**FIRST FLOOR**  
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 1132 sq.ft. (105.1 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: CM13 1BQ

**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)