



Keith  
Ashton

Westwood Avenue,  
Brentwood



## 24 WESTWOOD AVENUE Brentwood, CM14 4PA

We are delighted to introduce this well-presented, three-bedroom family home, ideally situated in the sought-after west side of Brentwood. This charming property offers well-balanced accommodation, featuring a spacious front lounge and a stylish open-plan kitchen/dining area to the rear—perfect for modern family living and entertaining.

Conveniently located less than a mile from Brentwood train station, the home benefits from excellent transport connections into London and beyond, with easy access to the A12 and M25. The area is also home to several highly regarded schools, including St. Peter's Church of England Primary School, and is within close proximity to scenic country parks—ideal for outdoor leisure and family days out.

- THREE BEDROOM FAMILY HOME
- NO ONWARD CHAIN
- POTENTIAL TO EXTEND (STPP)
- 0.7 MILES TO BRENTWOOD STATION
- SOUTH FACING GARDEN
- ST PETERS CofE PRIMARY SCHOOL CATCHMENT
- OFF STREET PARKING
- EASY REACH OF THE A12 AND M25



Offers In The Region Of £600,000



## Description

The internal layout begins with a welcoming entrance hall that leads into a bright and spacious open-plan kitchen and dining area. French doors at the rear flood the space with natural light and open directly onto the garden, creating a seamless indoor-outdoor flow—ideal for entertaining or family gatherings.

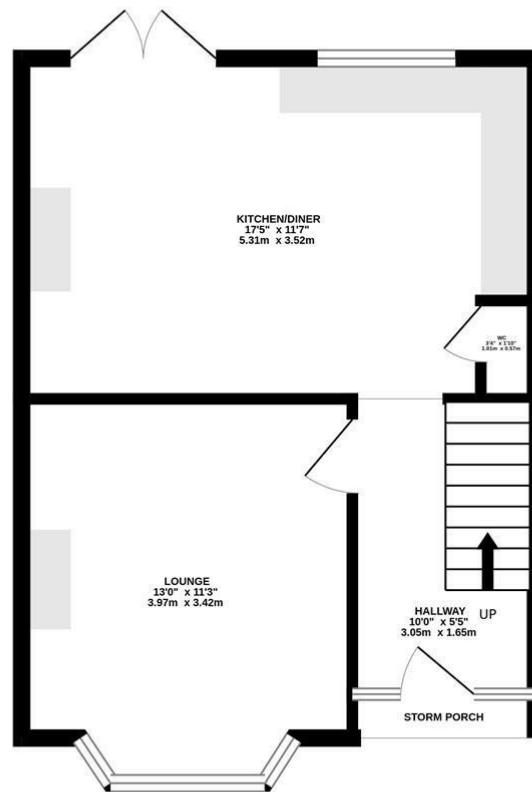
The well-equipped kitchen features elegant shaker-style wall and base units, generous worktop space, and a range of integrated appliances, combining both style and practicality. At the front of the property, a cosy lounge with a large bay window provides the perfect spot to relax. A convenient ground floor WC completes the downstairs accommodation.

Upstairs, the landing provides access to all rooms, including two generously sized double bedrooms—one overlooking the front, the other the rear garden. A well-proportioned single bedroom and a sleek, contemporary family bathroom complete the first floor.

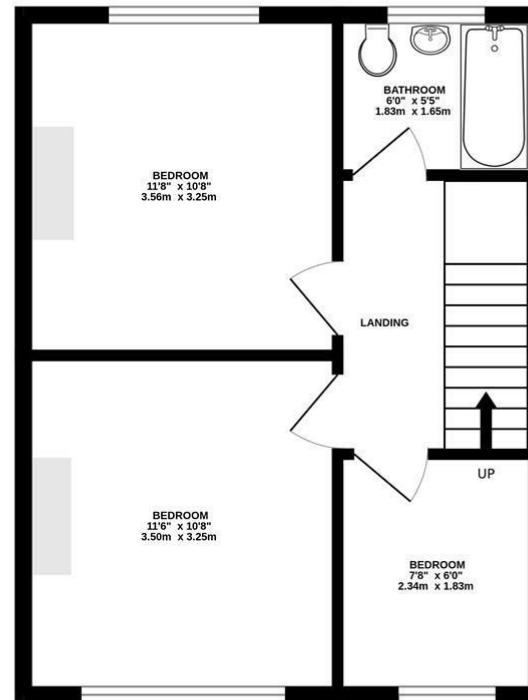
Outside, the south-facing rear garden begins with a raised seating area—perfect for relaxing in the sun. Steps lead down to a well-maintained lawn bordered by mature shrubs, offering both privacy and charm. At the front, the property benefits from off-street parking on a private driveway.



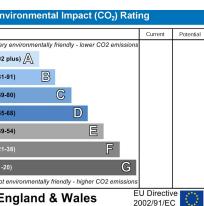
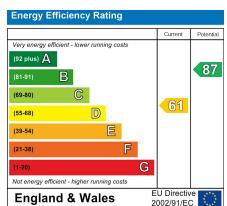
GROUND FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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#### SERVICES:

Local Authority: Brentwood  
Council tax band: D  
Post code: CM14 4PA

#### 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)

