



Keith
Ashton

Cotswold Gardens, Hutton
Brentwood



55 COTSWOLD GARDENS

Hutton Brentwood, CM13 1RB

Guide Price £415,000

We are delighted to bring to market this two-bedroom end-terrace home, situated in a pleasant turning within the popular village of Hutton. Offered with No Onward Chain, the property presents an excellent opportunity for buyers looking to modernise and create a home tailored to their own tastes and requirements.

Ideally located approximately 1.4 miles from Shenfield High Street and Shenfield railway station, the property benefits from excellent transport links into London, making it particularly attractive for commuters. The home also falls within the catchment area of the highly regarded St Martin's Secondary School.

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- ATTRACTIVE FRONT GARDEN
- PRIVATE REAR GARDEN
- 1.4 MILES TO SHENFIELD STATION
- GARDEN STORE
- ST MARTINS CATCHMENT AREA
- POPULAR VILLAGE OF HUTTON



Description

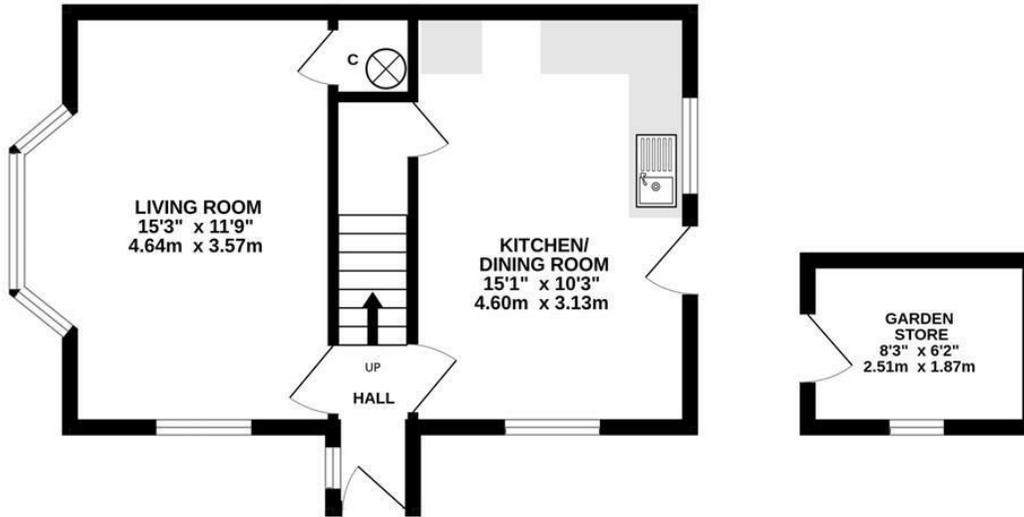
The internal accommodation begins with a welcoming entrance hall. To the left a spacious dual-aspect lounge features a large bay window, allowing for an abundance of natural light. To the right, a bright and generously proportioned kitchen is fitted with a range of eye and base level units, ample worktop space, dual-aspect windows, and a door providing direct access to the rear garden.

To the first floor, the landing provides access to two well-proportioned double bedrooms and a modern shower room.

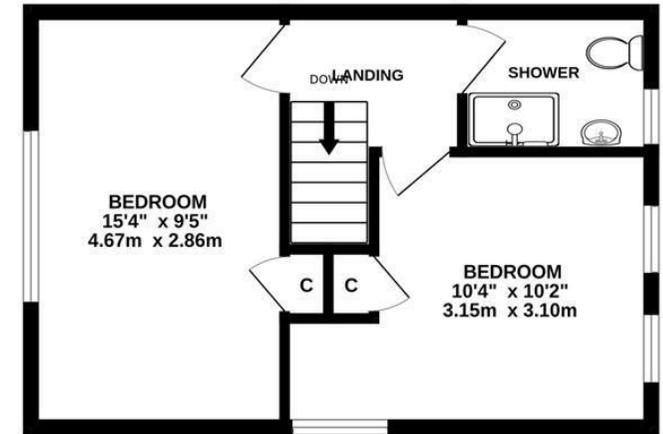
Externally, the rear garden commences with a paved patio area, leading to a neatly maintained lawn bordered by mature shrubs and planting, and further benefits from a brick-built garden store. To the front, an attractive garden enhances the property's kerb appeal.



GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 773 sq.ft. (71.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Target	Current	Target
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

SERVICES:
Local Authority: Brentwood
Council tax band: C
Post code: CM13 1RB

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