



Keith
Ashton

Colet Road, Hutton
Brentwood



12 COLET ROAD

Hutton Brentwood, CM13 1LB

£400,000

Set in the sought-after area of Hutton, Brentwood, this delightful end-of-terrace home on Colet Road offers an inviting mix of space and convenience. This home enjoys a prime position in a peaceful, family-friendly neighbourhood, just moments from local amenities, excellent schools, and convenient transport links. Hutton is celebrated for its strong community feel and attractive surroundings, making it a wonderful place to call home.

Whether you're a first-time buyer, a growing family, or simply looking for a fresh start in a fantastic location, this property offers a fantastic opportunity. Early viewing is highly recommended to truly appreciate all it has to offer.

- THREE BEDROOM FAMILY HOME
- BEAUTIFUL REAR GARDEN
- SPACIOUS KITCHEN/DINER
- SHENFIELD HIGH SCHOOL CATCHMENT
- OFF STREET PARKING
- CLOSE TO LOCAL AMENITIES
- END OF TERRACE
- SOUGHT AFTER LOCATION



Description

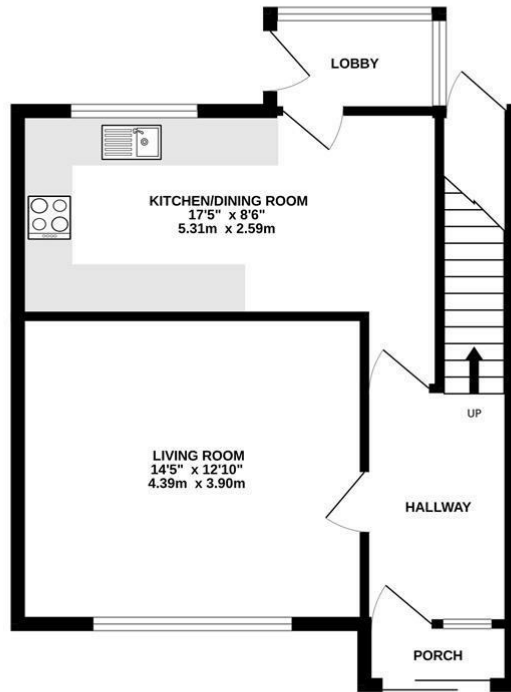
Upon entering the property, a covered porch opens into a central hallway, creating a welcoming flow into the main living areas. At the front of the home, the spacious and light-filled living room offers an ideal setting for both relaxation and entertaining. Its generous proportions easily accommodate a range of furniture arrangements, while a large window floods the room with natural light. To the rear, the kitchen/diner spans the full width of the house, offering a perfect space for everyday living and ample room for both cooking and dining, it also provides direct access to a rear lobby—ideal for everyday convenience and storage.

Upstairs, the home boasts three well-proportioned bedrooms, each offering a comfortable retreat with plenty of potential for personalisation. The primary bedroom, the largest of the three, is positioned at the front and offers plenty of space for wardrobes and additional furnishings. A second double bedroom also lies to the front, while the third, a well-proportioned single room, enjoys views over the rear garden. A centrally located family bathroom serves all three bedrooms, offering practicality and ease of access.

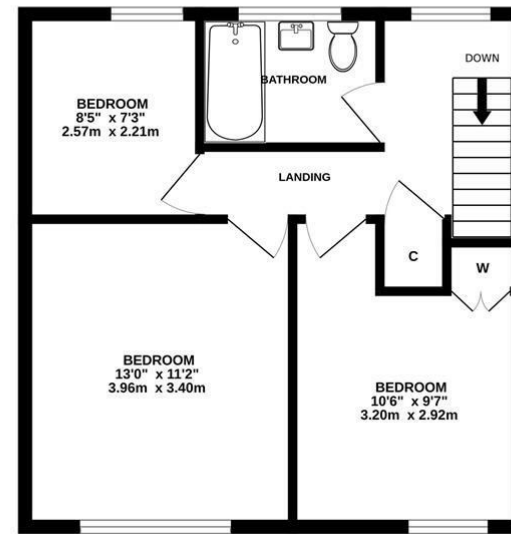
Externally, the rear garden is a charming and well-established outdoor space. It begins with a generous paved patio—perfect for al fresco dining or unwinding after a long day. The garden has been thoughtfully landscaped, featuring paved pathways, mature planting, and vibrant flowerbeds that enhance the appeal of this end-terrace home. To the front, a block-paved driveway provides off-street parking for two vehicles.



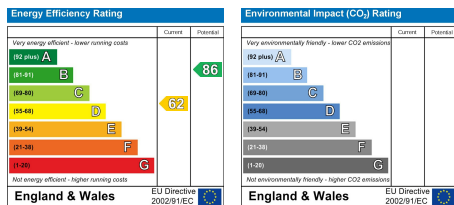
GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:

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

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