



Keith
Ashton

Little Highwood Way,
Brentwood



17 LITTLE HIGHWOOD WAY

Brentwood, CM14 4RJ

Guide Price £475,000 - £500,000

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- TWO BEDROOM HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- BRIGHT SPACIOUS SITTING ROOM
- CONSERVATORY
- EASILY MAINTAINED GARDEN
- HIGHLY REGARDED SCHOOLS NEARBY
- TWO BATHROOMS
- EASY REACH OF BRENTWOOD STATION



Description

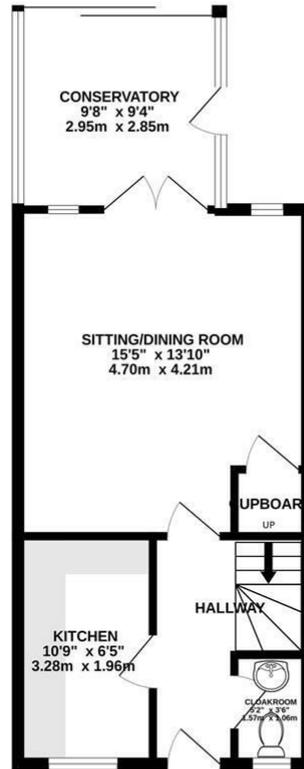
The accommodation begins with a welcoming entrance hall, leading to a well-equipped kitchen at the front of the property, fitted with a range of wall and base units along with integrated appliances. To the rear, a generously sized sitting room is tastefully decorated and features French doors opening into a bright conservatory, providing a versatile additional living space with views over and access to the rear garden. A ground floor cloakroom completes this level.

Upstairs, the landing leads to two double bedrooms, with the principal bedroom benefiting from fitted wardrobes and an en-suite shower room. A contemporary family bathroom serves the remaining accommodation.

Externally, the rear garden features a paved patio area, leading onto an artificial lawn and a further seating area at the rear, where a storage shed is also located. The property additionally benefits from two off-street parking spaces.



GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.5 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
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(17-38) F		(17-38) F	
(1-16) G		(1-16) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

SERVICES:

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

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

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Village Office
Tel. 01277 375757

Lettings Office
Tel. 01277 202200

Explore more @ www.keithashton.co.uk