





95 EASTHAM CRESCENT Brentwood, CM13 2ET

We are delighted to bring to market this beautifully presented two-bedroom property, ideally situated less than two miles from both Brentwood and Shenfield stations, providing excellent transport links into London and beyond.

The accommodation comprises a bright and spacious lounge/diner, a contemporary fitted kitchen, two well-proportioned double bedrooms, and a modern family bathroom, all finished to a high standard throughout.

Perfectly positioned within the catchment area for the highly regarded St Martin's Secondary School, this attractive home combines comfort, convenience, and connectivity.

- BEAUTIFULLY PRESENTED THROUGHOUT
- SPACIOUS LOUNGE/DINER
- CONTEMPORARY FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- LESS THAN 2 MILES TO BRENTWOOD STATION
- OFF-STREET PARKING
- ST MARTINS CATCHMENT AREA
- WESTERLY FACING GARDEN

Guide Price £425,000



Description

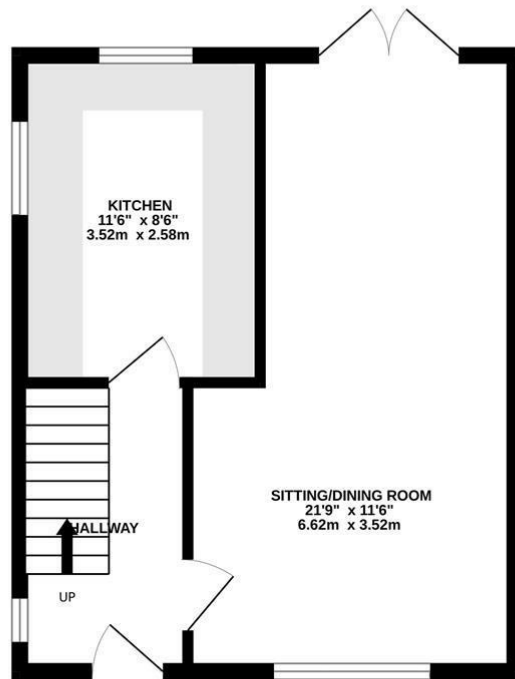
The accommodation opens with a welcoming entrance hall, leading through to a bright and generously proportioned lounge/dining room. This inviting space benefits from a front-facing window and French doors opening onto the rear garden, allowing for an abundance of natural light throughout. The well-appointed kitchen is thoughtfully designed with a range of sleek eye and base level units, complemented by integrated appliances and contemporary finishes.

To the first floor, the landing provides access to two spacious double bedrooms. The principal bedroom, positioned to the front, features built-in wardrobes, while the second double bedroom enjoys a rear aspect. A stylish, modern family bathroom completes the internal accommodation.

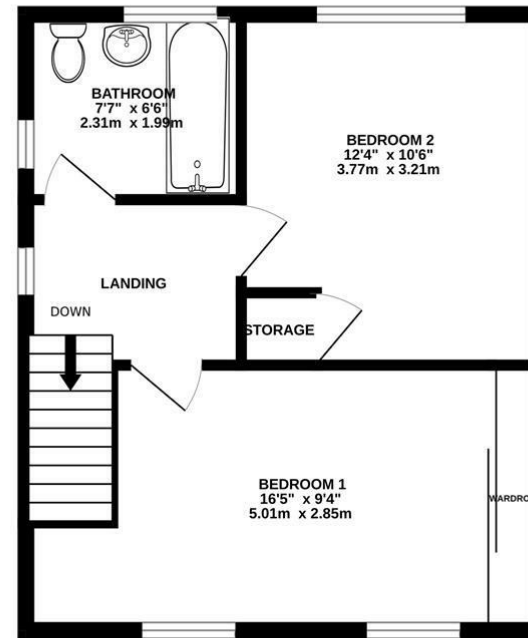
Externally, the rear garden begins with a decked seating area, ideal for entertaining, and extends to a well-maintained lawn bordered by mature shrubs, creating a private and tranquil outdoor retreat. To the front, a block-paved driveway offers convenient off-street parking.



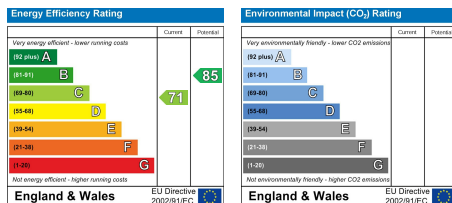
GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 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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SERVICES:

Local Authority: Brentwood
Council tax band: C
Post code: CM13 2ET

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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