



Hay Green Lane
Brentwood CM15 0NT
£1,195,000

Hay Green Lane, Brentwood, CM15 0NT

An impressive and beautifully presented four-bedroom detached family home, thoughtfully improved and extended in recent years to offer spacious, modern living throughout.

The property features an attractive façade with timber accents and ample off-road parking, accessed via a five-bar gate, leading to a part-converted garage and welcoming entrance porch.

Inside, the bright entrance hall with oak flooring and a feature staircase sets the tone for the home's elegant finish. To the front, a comfortable living room offers a warm and inviting space with a contemporary fireplace perfect for those cosy winter evenings.

The heart of the home lies to the rear - a stunning open-plan kitchen, dining, and family room, flooded with natural light through large bi-folding doors that open directly onto the patio and garden. The kitchen itself is fitted with high-quality cabinetry and a central island, ideal for entertaining and day-to-day family life. Completing the ground floor is a utility room with external access and a convenient cloakroom/wc.

Upstairs, the first floor offers four well-proportioned bedrooms, including a superb principal suite with built in wardrobes and modern en suite shower room. The family bathroom is finished to an excellent standard, featuring a freestanding bathtub and a separate glass-enclosed shower.

Externally, the property enjoys a beautifully maintained rear garden with a large patio area perfect for outdoor dining and entertaining, with the remainder laid to lawn and enclosed by mature planting for privacy.

Located approximately 0.8 miles from the local village parade of shops - including a Tesco Express, pharmacy & newsagents - as well as infant and junior schools, this home combines contemporary comfort with convenience in a desirable residential setting.





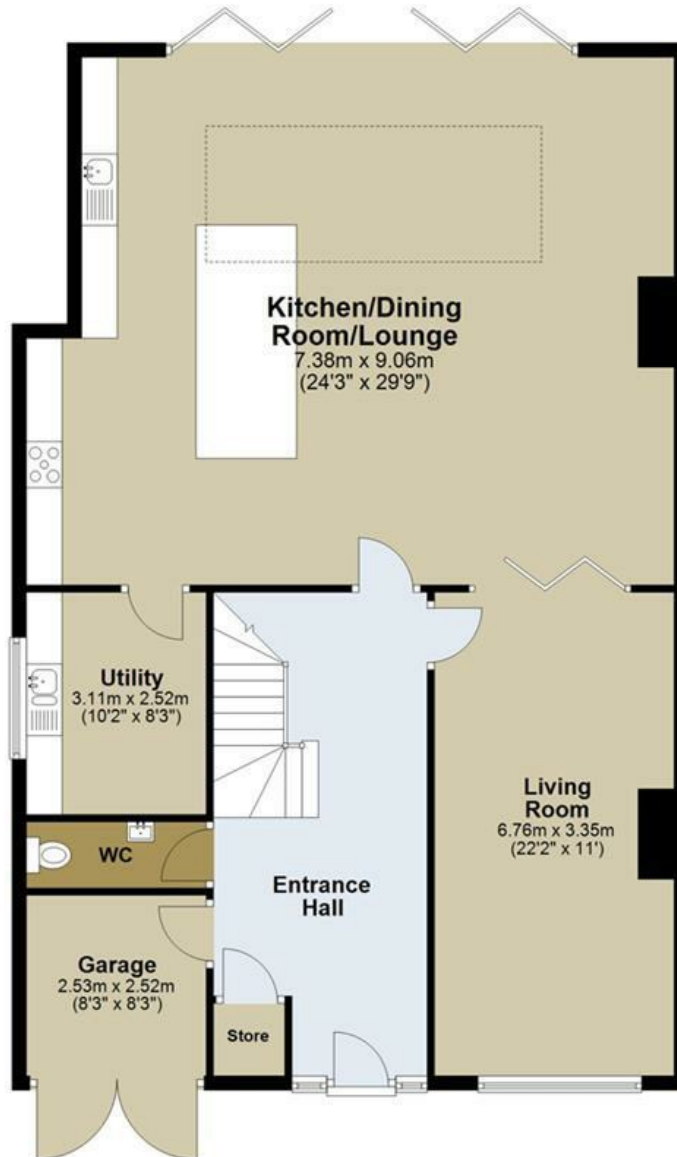






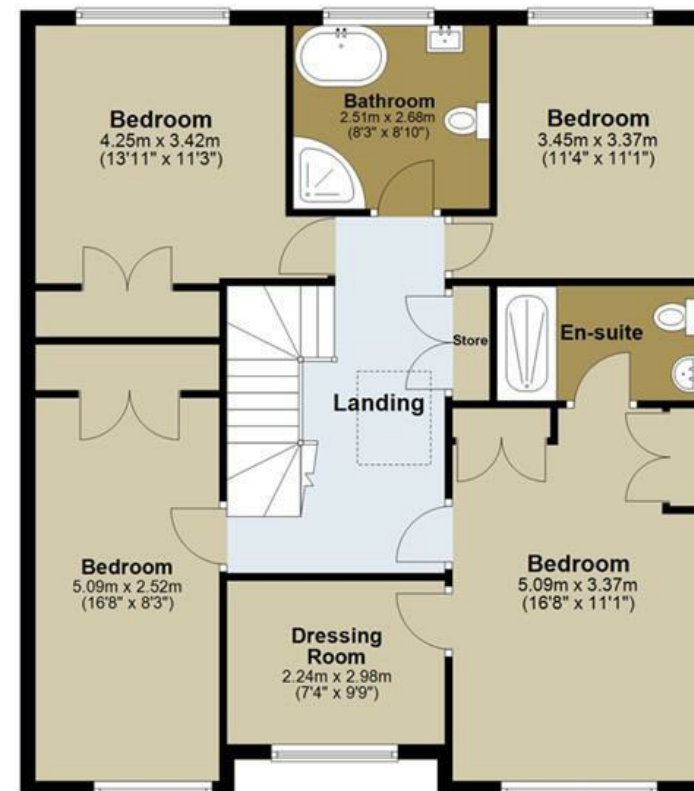
Ground Floor

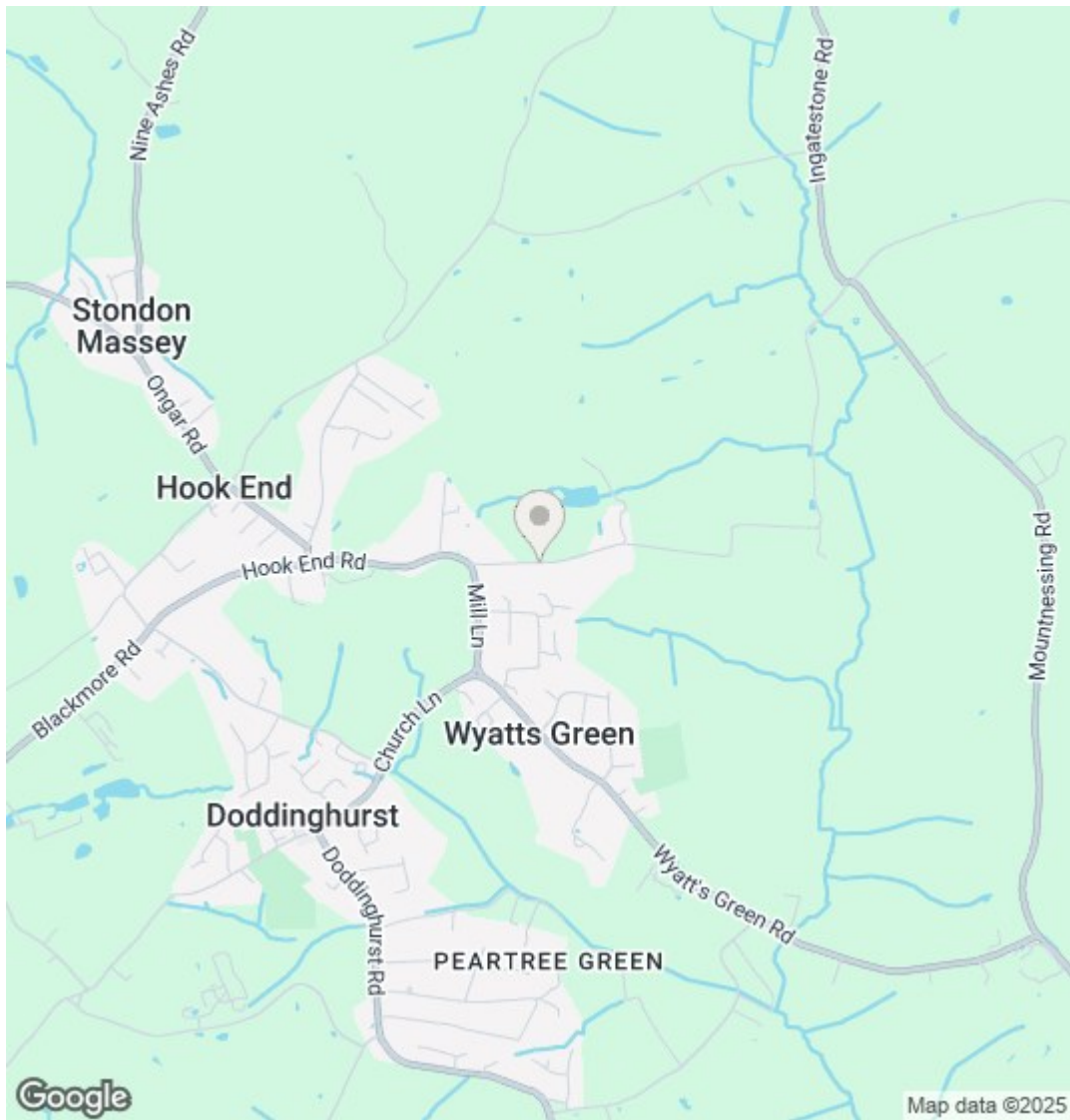
Approx. 125.9 sq. metres (1355.7 sq. feet)





First Floor

Approx. 89.6 sq. metres (964.7 sq. feet)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

PLEASE CALL 01277 355005 TO ARRANGE A VIEWING

www.walkersestates.co.uk

INDEPENDENT ESTATE AGENTS - VALUATIONS WITH NO OBLIGATION – PROFESSIONAL SERVICE

These particulars do not constitute, nor constitute any part of an offer or contract. All measurements are given as a guide, no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or mis-statement in these particulars. Walkers Village & Country Homes Limited do not make or give, whether in these particulars, during negotiations or otherwise, any representation whatsoever in relation to this property.

