



Wyatts Green

Guide price of £575,000 - £600,000

ESTABLISHED 1894
Hilbery
Chaplin 



The Property - Located in the highly regarded parish of Hook End and Wyatts Green to the north of Brentwood and offering an incoming family excellent potential to remodel and upgrade into a spacious and comfortable home, an extended three bedroom detached house with secluded south-westly aspect rear garden.

Constructed around 1966 and available now for the first time in over fifty years, the property features an entrance porch leading to an open-plan design hallway to an impressive 33' through lounge/dining/ sunroom with wide double glazed patio doors overlooking the rear garden. A pair of bi-folding glazed doors open to a small conservatory which links nicely to the fitted kitchen and in turn, back to the hallway with utility and cloakroom.

A return staircase rises to a generous size landing and to the principal bedroom at the rear with ensuite shower. There is a further double bedroom to the front and single third bedroom currently used as an office. The large family bathroom incorporates a separate shower enclosure together with corner bath, w.c. and vanity washbasin.

Outside, the property is set back from the road and benefits from block paved driveway to part-integral garage with electric roller door. Remainder of the garden laid to lawn with established trees to side boundary, gated access to the rear.

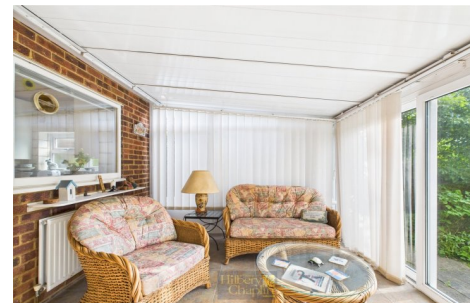
The rear garden extends to approx. 40 feet and enjoys a nice south westly aspect with wide paved patio terrace, sun awning, and matching paved pathway leading down the garden to a small timber shed all flanked by a good variety of mature trees and shrubs.

Local shops, bus routes and Doddinghurst C of E junior School are within 1 mile whilst Brentwood Town centre with mainline station to London via Crossrail and Elizabeth Line are within 5 miles.

Council Tax Band E. EPC rating E.

FOR FURTHER DETAILS AND TO ARRANGE A VIEWING CALL: 01277 262600

Attractive detached family home in sought after parish close to local shops, schools and open countryside.



Location and approximate mileages

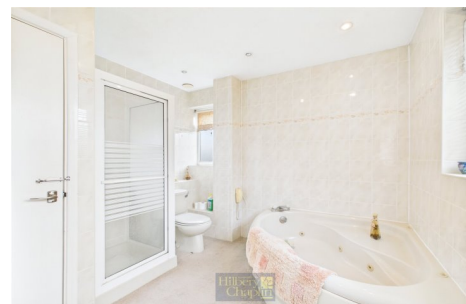
A12	3 miles
Brentwood High School	4.6 miles
Brentwood railway station	5 miles
M25 (Junction 28)	6 miles
Stansted Airport	21 miles
Southend Airport	23 miles

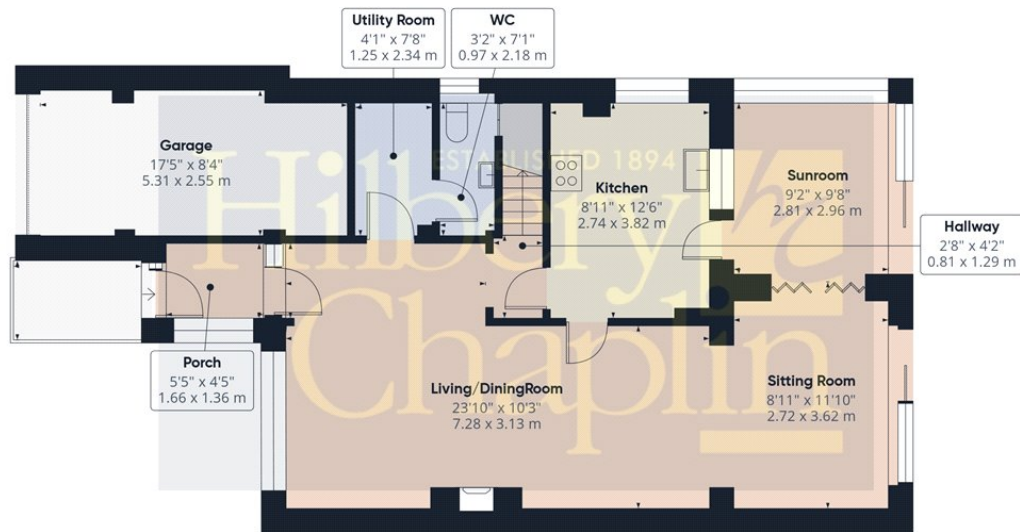
Wyatts Green Lane in Wyatts Green is in the Eastern region of Brentwood, Essex, in the Borough of Brentwood.

Doddinghurst village is just one mile away and offers local schools, shops, and other amenities.

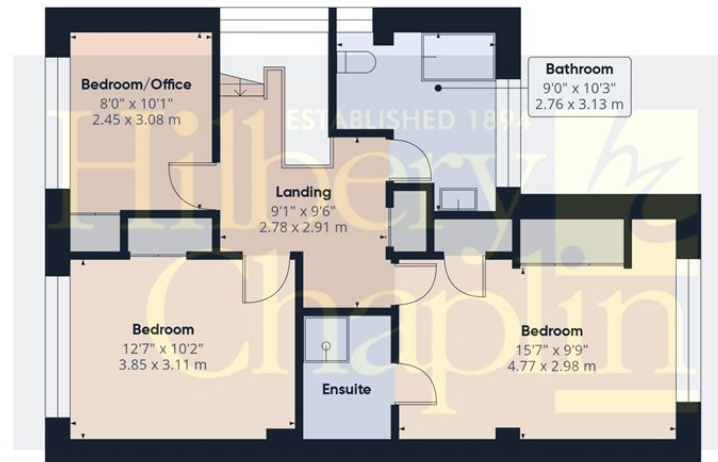
Being just over 4 miles to the heart of Brentwood with its vibrant high street offering a superb array of shops, coffee shops, restaurants, bars and public houses, plus supermarkets; and just 5 miles to Brentwood railway station with trains to London Liverpool Street and with the added benefit of the newly opened Elizabeth line. There are a variety of schools for all ages, such as Stondon Massey pre-school and Busy Bee's, Larchwood primary school, and Brentwood High school.

There are open green spaces a plenty to take in the country walks and cycling paths, plus the Bentley Golf Course is located three miles away.





Floor 0



Floor 1

Approximate total area⁽¹⁾

1496 ft²
138.8 m²

Balconies and terraces

37 ft²
3.4 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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