Keith Ashton

The Cobbles,

Brentwood

2B THE COBBLES

Brentwood, CM15 8BP

Offers In Excess Of £800,000

We are delighted to bring to the market this beautifully presented semi-detached family home, ideally situated in a pleasant cul-de-sac within easy reach of both Brentwood and Shenfield railway stations, providing excellent transport links.

Offering spacious and versatile accommodation arranged over three floors, the property boasts four well-proportioned bedrooms, including a generous principal suite, making it an ideal home for growing families seeking both comfort and flexibility.

The property is conveniently located for a selection of highly regarded local schools, while the shops, restaurants and amenities of Brentwood town centre are also within easy reach. Combining a desirable residential setting with excellent connectivity and well-balanced living space, this attractive home offers a wonderful opportunity for families looking to settle in this sought-after area. It is worth noting that there are still 6 years remaining on the new build warranty.

- SEMI-DETACHED FAMILY HOME
- SOUTH FACING GARDEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- HIGHLY REGARDED SCHOOLS NEARBY
- FOUR BEDROOMS
- ELECTRIC CAR CHARGER
- UNDERFLOOR HEATING & AIR CONDITIONING
- EASY REACH OF BRENTWOOD & SHENFIELD STATIONS

Description

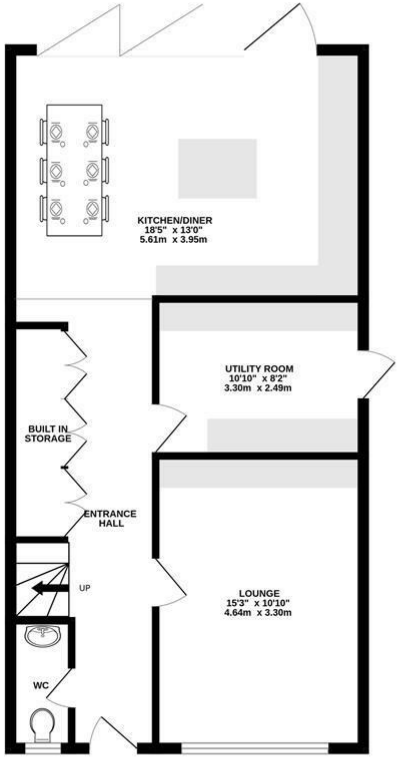
The internal accommodation commences with a welcoming entrance hall, featuring elegant built-in storage and a ground floor cloakroom. To the front, a comfortable lounge benefits from a bespoke media wall, while an adjoining spacious utility room provides convenient access to the outside. To the rear, the beautifully appointed kitchen/dining room forms the heart of the home, fitted with a range of stylish units, a central island and ample space for family dining. Bi-fold doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

The first-floor landing is particularly spacious and provides access to all rooms on this level. The generous principal suite comprises a spacious double bedroom leading through to a bright and well-proportioned dressing room, complemented by a contemporary en-suite shower room. Two further bedrooms are also located on this floor, alongside an impressive family bathroom fitted with a stylish four-piece suite.

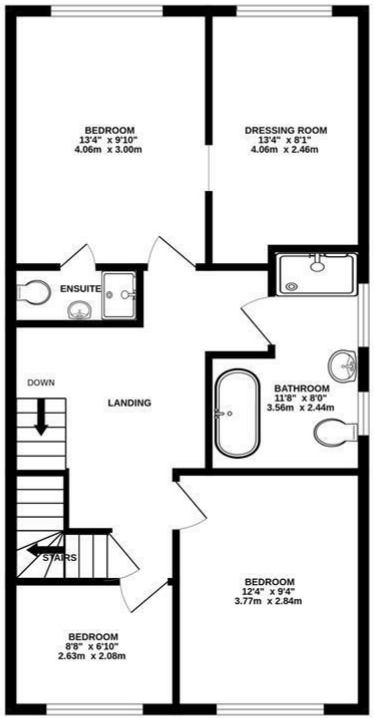
Occupying the second floor, a further generous bedroom is situated within the loft space. Velux windows allow natural light to flood the room, creating a bright and versatile space.

Externally, the south-west-facing rear garden commences with a paved patio, ideal for outdoor dining and entertaining, which leads down to a neatly maintained lawn. Its south-west orientation provides an excellent aspect for enjoying the afternoon and evening sunshine. The property also benefits from solar panels, offering the potential for improved energy efficiency. To the front, a block-paved driveway provides convenient off-street parking for two vehicles and benefits from an electric vehicle charging point.

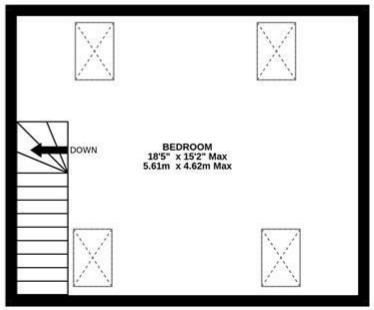
GROUND FLOOR
669 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR
669 sq.ft. (62.2 sq.m.) approx.



2ND FLOOR
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 1617 sq.ft. (150.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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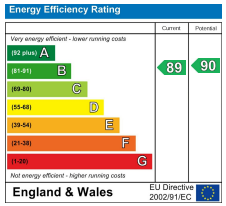

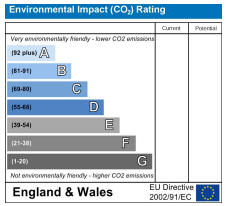

SERVICES:

Local Authority: Brentwood
Council tax band: F
Post code: CM15 8BP

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