


Keith Ashton

Knights Way,

Brentwood








# 86 KNIGHTS WAY

## Brentwood, CM13 2ER

## Offers In Excess Of £375,000

We are pleased to bring to the market this three-bedroom family home, offered for sale with the benefit of No Onward Chain.

The property provides well-planned accommodation throughout, comprising a spacious lounge/diner, a fitted kitchen, three well-proportioned bedrooms and a family bathroom.

Conveniently located within easy reach of Brentwood Town Centre, the mainline railway station and a selection of well-regarded local schools, the property presents a practical opportunity for families and commuters seeking a well-connected home.

- NO ONWARD CHAIN
- THREE BEDROOMS
- EASY REACH OF BRENTWOOD STATION
- HIGHLY REGARDED SCHOOLS NEARBY



## Description

The accommodation commences with an entrance hall, leading through to a bright and generously proportioned lounge/diner. This welcoming reception space benefits from a front-facing window, allowing plenty of natural light, together with double doors opening directly onto the rear garden. The kitchen is fitted with a range of wall and base units, providing ample storage alongside space for appliances.

To the first floor, the landing leads to three well-proportioned bedrooms and a family bathroom.

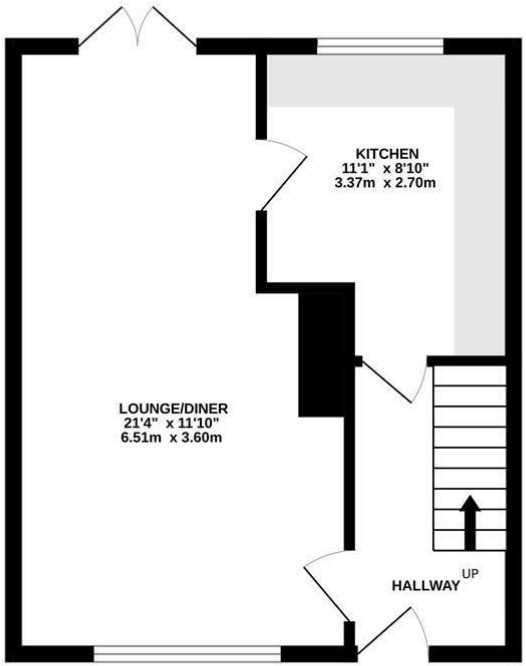
Externally, the rear garden offers a paved patio area, ideal for outdoor seating, with the remainder predominantly laid to lawn. To the front, the property enjoys an open outlook across the green.



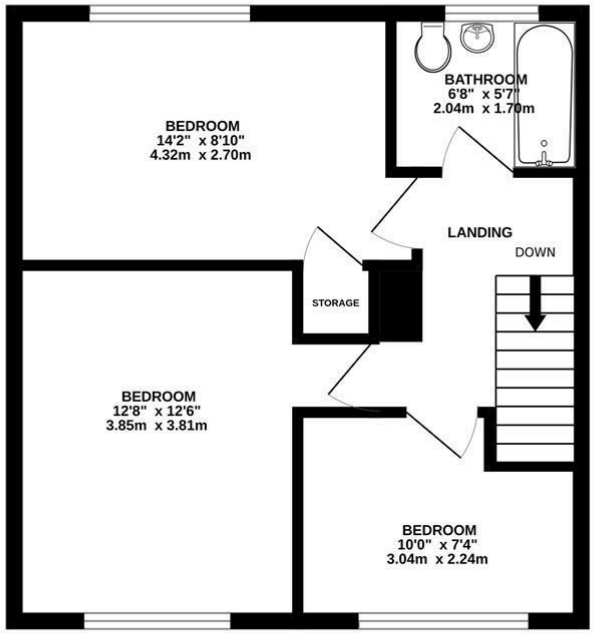




GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.

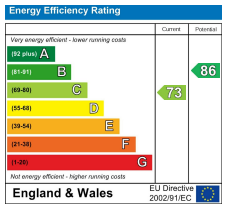


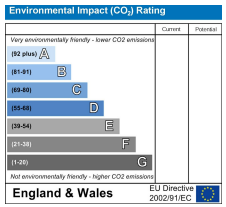

1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.




TOTAL FLOOR AREA : 790 sq.ft. (73.4 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 2ER

## 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