



# Fairlawns Hay Green Lane

Hook End, Brentwood

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

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





## Fairlawns Hay Green Lane

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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.

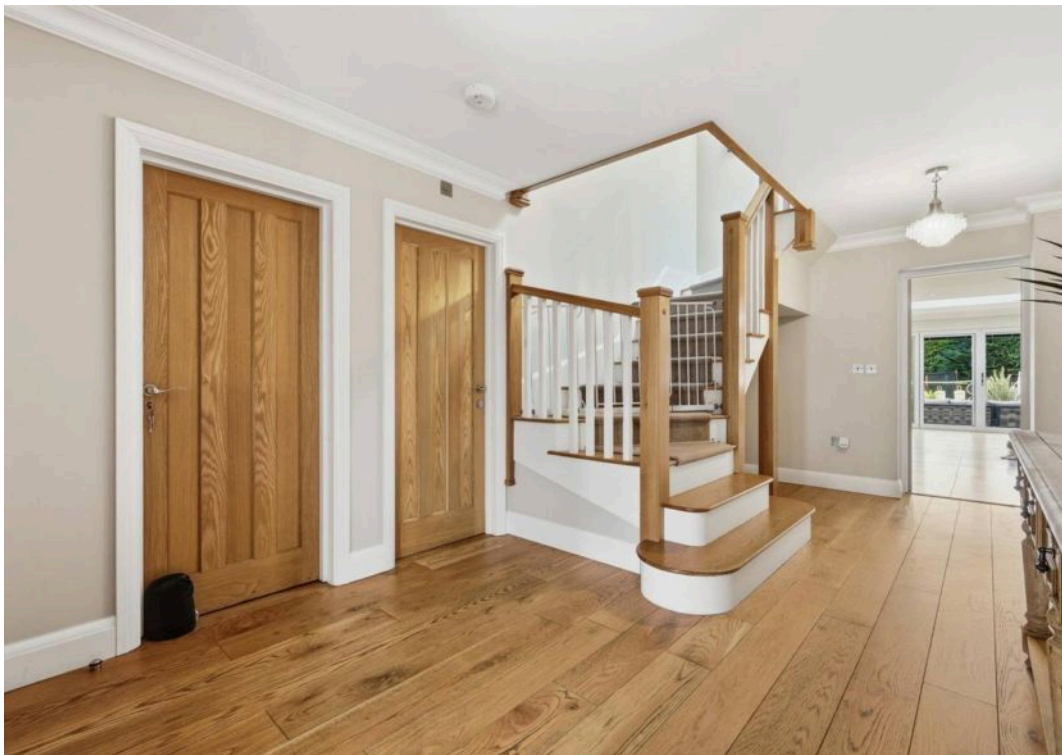
Inside, the bright entrance hall with oak flooring and a feature staircase sets the tone for the home's elegant finish. To the front, a comfortable living room offers a warm and inviting space with a contemporary fireplace perfect for those cosy winter evenings.

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





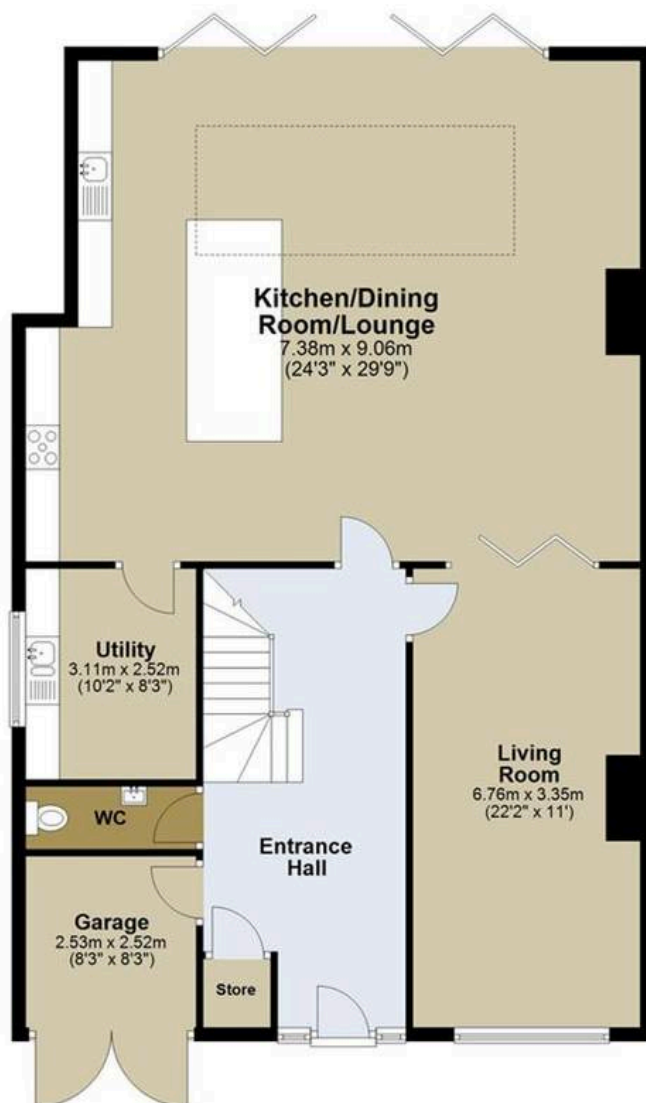






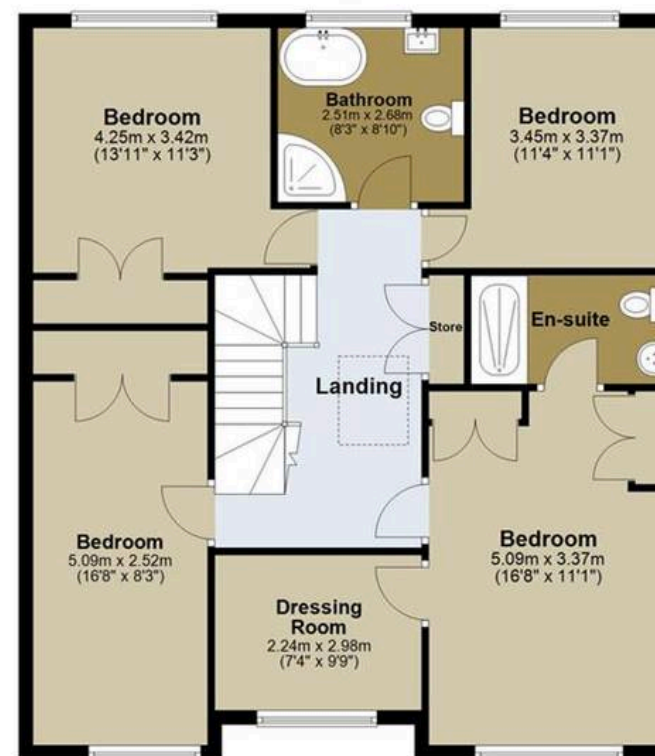
## Ground Floor

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



## First Floor

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



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

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