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**ASHTON & PERKINS**

ELIZABETH ROAD, PILGRIMS HATCH  
ASKING PRICE OF £450,000





We are delighted to offer this large extended 2 double bedroom, 2 bathroom plus loft room family home in a sought after location, close to Larchwood Primary school, Larkins playing fields, The Brentwood Centre and direct links to Brentwood Town centre and train station.

Offering an extension to rear creating a large family dining / living space, modern kitchen, ground floor shower room and log cabin / bar all installed within the last 3 years.

Off street driveway parking for multiple vehicles and lots more including loft room completes a very attractive family home. Don't wait, call today.

Paved driveway to front with parking for multiple vehicles, leads to front of property and 2 means of entrance.

Entrance porch with UPVC door offering space for coats and shoes plus plumbing for washing machine and dryer. Laminate flooring, neutral decor, ceiling light.

**Kitchen; 4.9m x 2.8m**

A good size modern kitchen installed 3 years ago and offering handleless wall and base units with marble effect worktop and upstands. Mid level double oven, electric hob with extractor over, stainless steel sink plus instant hot



water tap. Tiled flooring, neutral decor and spot light fittings

#### Shower room;

Fully tiled walls and flooring with obscured double glazed window and providing a modern suite consisting of enclosed shower cubicle with mains shower, low level w/c and wash hand basin.

#### Living room; 4m x 3.9m

A spacious living room with access to both kitchen and dining / family room offers modern decor with feature wall, carpeted flooring, built in ceiling speaker, coved ceiling with spot light fittings, radiator.

#### Dining / family room; 6.3m x 2.8m

Forming the extension to the property and offering tiled flooring, modern decor and built in speakers the addition of bi-fold doors open the room and property up into the garden and perfect for entertaining. Sky light and spot lighting ensures this light and spacious room is the heart of the home!

Carpeted stairs leads up to first floor landing and fitted loft ladder;

#### Bedroom 1; 4m x 3m

Overlooking the rear of the property, the master bedroom comes with double glazed window, radiator, carpeted flooring, neutral decor and built in wardrobe housing combination boiler

#### Bedroom 2; 2.7m x 2.6m

Also overlooking the rear garden, bedroom 2 offers built in sliding mirrored wardrobe to one wall with neutral decor, carpeted flooring, radiator and spot light fittings

#### Bathroom;

Installed within recent years, the modern bathroom offers a 3 piece suite consisting of panelled bath with mains shower over, wash hand basin set in large vanity unit and low level w/c. Fully tiled walls, tiled flooring, spot light fittings and heated towel rail.

#### Loft room;

Spanning the width of the property, the loft room is accessed via a fitted wooden loft ladder and has been fully boarded and decorated to offer additional bedroom space. 2 velux windows, lighting, plug sockets, wood flooring.

#### Log Cabin / Bar; 6m x 3m

A large log cabin located at the rear of the garden offers





the perfect entertaining space. Currently used as a bar and games room, the space could double up as home office, children's play room or home gym. Own fuseboard and electrical circuits, wood flooring, built in storage room to one end, wall mounted electric heaters and lots more!!

Garden; Approx 35ft

Commences with tiled patio perfect for summer bbq's and entertaining. Remainder laid to lawn with path to log cabin.

EPC - C

Council tax band - C



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