



## Danes Way

Brentwood, CM15 9JU

**GUIDE PRICE: £400,000 - £425,000. \*\* IN NEED OF MODERNISATION \*\*** This three bedroom semi detached family home is located in the village of Pilgrims Hatch circa 2 Miles to Brentwood's Highstreet. In need of modernisation throughout the accommodation downstairs includes lounge, kitchen dining room, storage and side access to rear garden. Upstairs hosts three spacious bedrooms and family bathroom. Externally the property has 50ft garden to rear with garage, and parking to front for 3 vehicles.

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## Entrance Hall

Entrance to front via porch, understair cupboard, radiator, wood effect flooring.

## Lounge

13'2 x 12'1 (4.01m x 3.68m )  
Double glazed window to rear, feature fireplace, radiator, wood effect flooring.

## Kitchen Diner

20'7 x 10'8 (6.27m x 3.25m )  
Double glazed window to front, double glazed patio doors to rear garden. Kitchen fitted with a range of wall and base units, stainless steel sink with single drainer. Appliances include gas hob, extractor, oven with hob, dishwasher, radiator, wood effect flooring. Side access door to side hallway, glazed doors to front and back, two large storage rooms, tiled floor.

## Bedroom One

11'7 x 9'9 (3.53m x 2.97m )  
Double glazed window to rear, radiator, wood flooring.

## Bedroom Two

11'7 x 9'9 (3.53m x 2.97m)  
Double glazed window to rear, radiator, wooden flooring.

## Bedroom Three

8'7 x 7'9 (2.62m x 2.36m )  
Double glazed window to front, storage cupboard, radiator, wooden flooring.

## Bathroom

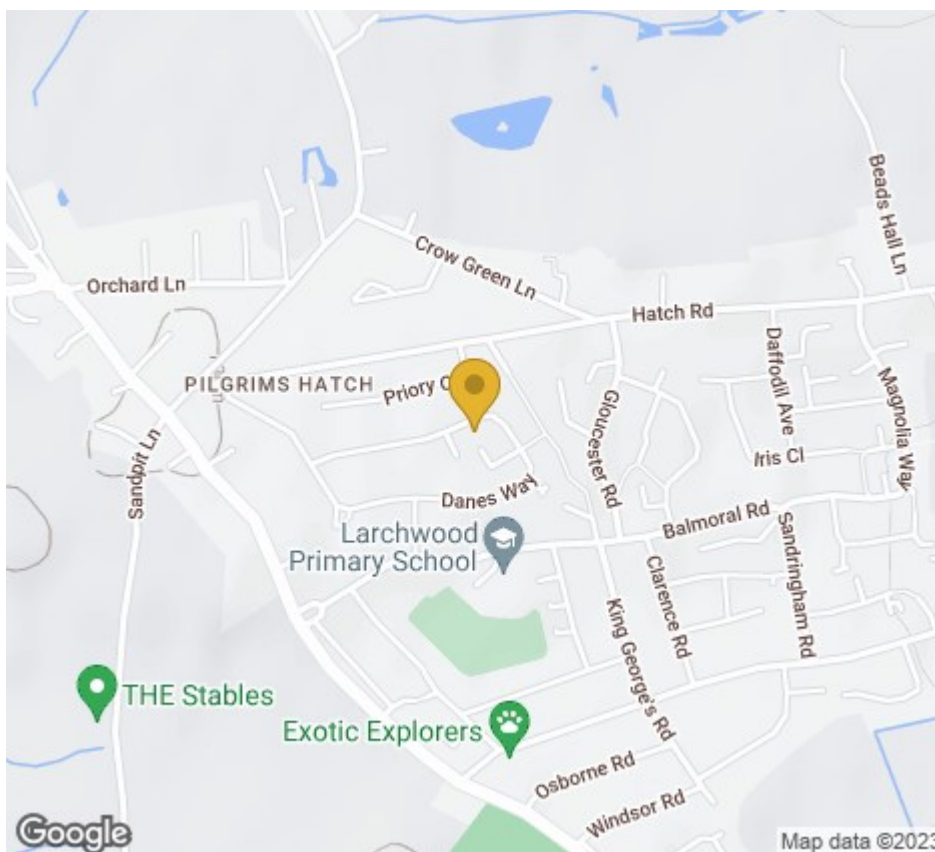
Double glazed frosted window to side, low level WC, vanity wash hand basin, walk in shower cubicle, tiled walls, tiled flooring.

## Garden

50ft (15.24mft )  
50ft garden to rear, patio to lawn, side access through to front drive, rear access to double garage with full power, gated rear access to private accessed road.

## Parking

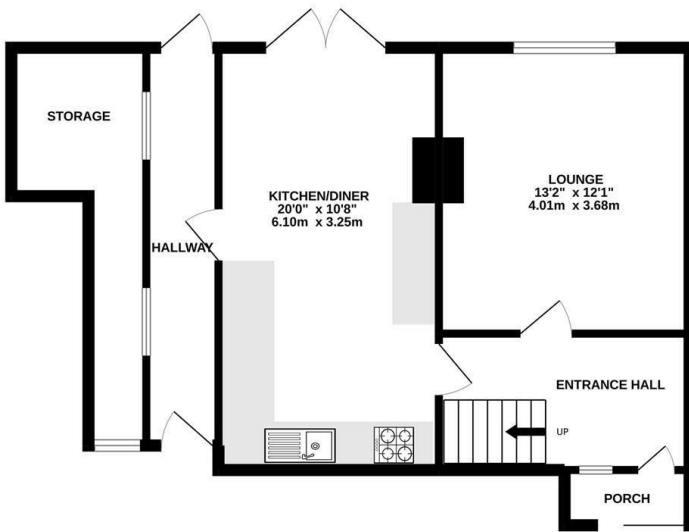
Spacious off-street parking to front driveway for three vehicles, additional on street parking available for guests.



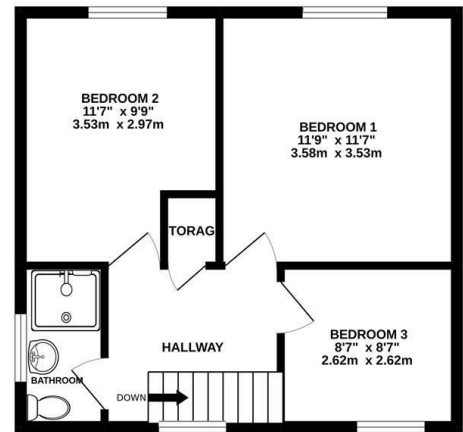




GROUND FLOOR  
630 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 1058 sq.ft. (98.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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