



## Hook End Road, Hook End, Brentwood, Essex, CM15 0NR

£950,000



Situated in a semi-rural position on a popular stretch of road in Hook End, this impressive four-bedroom detached property benefits from 2,220 square feet (excluding the extensive garage and outbuilding) of spacious accommodation arranged over two floors. The home is immaculately kept and has many beautiful character features throughout. The large kitchen/diner is perfect for entertaining, and has stunning views over the extremely large rear garden that is planted with mature trees and shrubs. One of the four bedrooms is conveniently positioned on the ground floor with a shower room beside and there are three bedrooms and a family bathroom to the first floor. The property also features a triple-length garage which provides excellent storage as well as parking for vehicles and a useful detached outbuilding in the garden.

- TRANQUIL REAR GARDEN WHICH IS BEAUTIFULLY KEPT AND EXTREMELY LARGE
- TRIPLE LENGTH GARAGE WITH LOTS OF STORAGE AND PARKING SPACE
- LARGE KITCHEN DINER OVERLOOKING GARDEN
- DECEPTIVELY SPACIOUS HOUSE WITH LOTS OF CHARACTER FEATURES
- FIRST FLOOR FAMILY BATHROOM AND GROUND FLOOR SHOWER ROOM
- 2220 SQUARE FEET NOT INCLUDING TRIPLE GARAGE AND OUTBUILDING





# Ground Floor

## Entrance Porch

A covered porch which sits beneath an attractive arch, has tiled floors and glazed French entrance doors that open onto:

## Reception Hall



A warm and inviting entrance that has wooden floors running throughout, decorative cornice to the ceiling and a beautiful staircase that turns and rises to the first floor landing. There is a window at the half landing, a radiator and wooden doors that lead to the rest of the ground floor accommodation.

## Kitchen Dining Room



7.23m x 4.96m (23' 9" x 16' 3") Stretching the width of the

property, with truly stunning views over the extremely large rear garden, is this spacious kitchen dining room that is ideal for hosting friends and family.

## Kitchen Area



The kitchen itself is fitted with an extensive range of beautifully crafted traditional wooden units that provide storage and worktop space, this is complimented by a brick built island that has a matching wooden work surface. The space is zoned with the clever use of a brick built divide that provides space for additional cabinets and features a bespoke wine rack. The floors are laid with amber slate tiles, there is space for free standing appliances, recessed spot lighting, doors with double glazed inserts opening to the side and rear, and matching double glazed windows.

## Dining Area



The dining space has ample room for a large dining table, there are double glazed French doors that open directly onto the rear garden and additional light is drawn from matching double glazed windows that face the side aspect, each with a radiator set beneath. A brick arch leads through to the sitting room.

## Utility Room

2.73m x 1.62m (8' 11" x 5' 4") A practical room which houses the gas central heating boiler, has storage space and provides room for a washing machine and tumble dryer.



## Sitting Room



4.57m x 3.56m (15' 0" x 11' 8") A lovely formal reception room full with character features which include a brick fireplace that has a wood burning stove and wooden mantle, a partially vaulted ceiling with raised skylight windows and two diamond shaped stained glass windows. There are wooden floors, two radiators, wall light points and decorative cornice to the ceiling.

## TV Room / Snug



3.53m x 3.02m (11' 7" x 9' 11") An additional reception room which has a double glazed window facing the side that has a radiator set beneath, a continuation of the wooden floors and decorative cornice to the ceiling.

## Study



3.91m x 3.51m (12' 10" x 11' 6") Situated at the front of the property with a beautiful bay window that has leaded lights, this useful room is currently being used as a study and is ideal for working from home. There is a continuation of the wooden floors and decorative cornice to the ceiling.

## Bedroom Four



4.64m x 3.50m (15' 3" x 11' 6") A double ground floor bedroom which has a lovely bay window that has leaded lights, two radiators and decorative cornice to the ceiling.

## Ground Floor Shower Room



2.42m x 2.23m (7' 11" x 7' 4") A neatly appointed ground floor shower room which has been fitted with a walk in corner shower



enclosure, a pedestal wash hand basin and a close coupled WC. The walls are partly tiled with a raised decorative border, there is a heated towel rail, a radiator, an extractor fan and coved cornice to the ceiling. There is also an airing cupboard.

**First Floor**

**Landing**

Doors to bedrooms and bathroom, storage cupboard, skylight window to the side aspect.

**Bedroom One**



5.62m x 3.65m (18' 5" x 12' 0") The master bedroom draws light from an eyebrow dormer window to the front of the property and skylight windows to either side. There are eaves storage cupboards and a walk in wardrobe cupboard that it fitted with clothes rails.

**Bedroom Two**



5.67m x 3.27m (18' 7" x 10' 9") Situated at the rear of the house with excellent view over the rear garden via a double glazed window that has a radiator set beneath. There are eaves storage cupboards, a further built in cupboard and access to the loft space.

**Bedroom Three**



4.71m x 2.96m (15' 5" x 9' 9") Skylight window facing the side aspect with radiator set beneath, built in storage cupboard.

**Family Bathroom**



The family bathroom has a corner bath, a pedestal wash hand basin and a close coupled WC. There is an obscure double glazed window, partly tiled walls, a radiator and an extractor fan.



## Exterior

### Rear Garden



The overall plot measures 393 feet x 39 feet which equals 0.351 of an acre.

The rear garden is a magnificent feature, and would be ideal for a family. The garden is extremely large, very well kept and features different spots in which to site and enjoy the mature trees and shrubs, fruit trees include apple, pear, greengage and plum. Whilst the garden is predominantly laid to lawn, different areas are formed with the help of a large outbuilding (measuring 27' 2" x 12' 1") which provides excellent storage, or potential to further develop into a garden room (STLP). Beyond the outbuilding is a wooden shed and a green house, and this area of the garden can provide dappled shade as a break from the sunny aspect in the summer months. At the rear of the garage is a useful WC.

### Garage

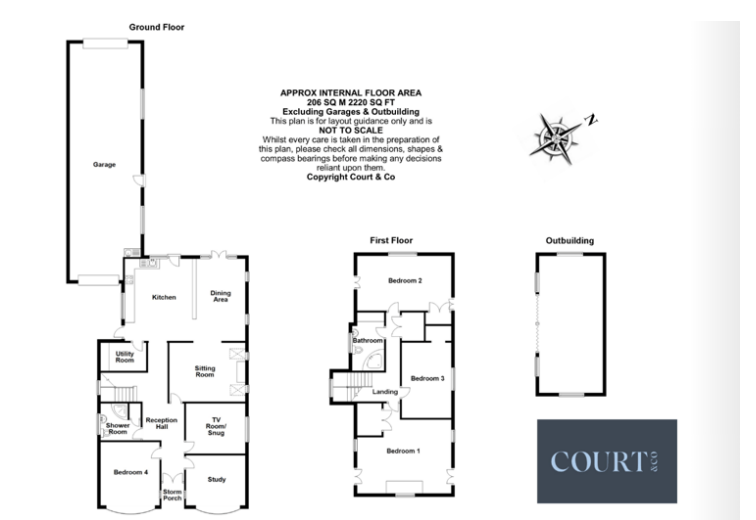
46' 5" x 13' 4". An 'up and over' door opens onto a triple length garage which provides ample room to park vehicles but also has lots of space for storage in addition. At the rear of the garage is a further up and over door, there is power and light connected and to the side is a pedestrian door leading to the garden.

## Front Garden



A driveway provides off street parking to the front of the property, there is an area laid to lawn and a further shared driveway which leads to the garage. Side access is also available to the right hand side.

## Floorplan



### PROPERTY MISDESCRIPTIONS ACT 1991

The Agents not tested any apparatus, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Adviser. References to the Tenure of the property are based on information supplied by the Vendor. The agent has not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.