

115 Coxtie Green Road, Pilgrims Hatch

Guide Price **£700,000**

115 Coxtie Green Road

Pilgrims Hatch, Brentwood

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Late 1700's cottage
- No onward chain
- Impressive garden space open to farmland to rear
- One bedroom annex in the grounds
- Three bedrooms
- Three reception rooms
- Delightful kitchen dining room
- Workshop
- Ample off road parking









Hallway
11' 4" x 4' 8" (3.45m x 1.43m)

WC
4' 3" x 2' 7" (1.30m x 0.79m)

Sitting Room
11' 3" x 13' 0" (3.44m x 3.96m)

Living Room
11' 9" x 21' 4" (3.58m x 6.51m)

Kitchen Dining Room
17' 7" x 16' 5" (5.35m x 5.01m)

Landing
8' 3" x 2' 11" (2.52m x 0.90m)

Bedroom
11' 4" x 12' 11" (3.45m x 3.93m)

Principal Bedroom
11' 7" x 13' 0" (3.53m x 3.95m)

En-suite Bathroom
8' 3" x 8' 4" (2.52m x 2.55m)

Bedroom - walk in wardrobe
8' 4" x 7' 7" (2.54m x 2.30m)

Bathroom
7' 8" x 4' 3" (2.33m x 1.30m)

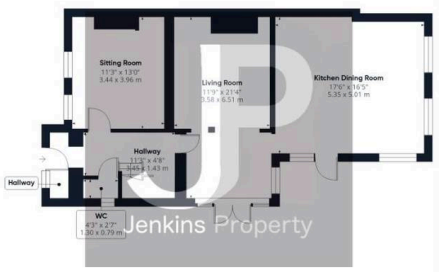
Exterior

One bedroom annex

Bedroom
10' 1" x 9' 4" (3.08m x 2.85m)

Bathroom
9' 1" x 3' 7" (2.78m x 1.10m)

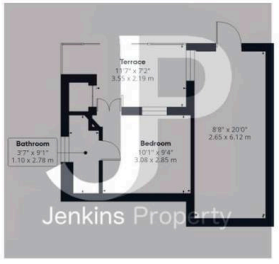
Attached workshop
20' 1" x 8' 8" (6.12m x 2.65m)



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area(1)
1492 ft²
138.7 m²

Balconies and terraces
93 ft²
8.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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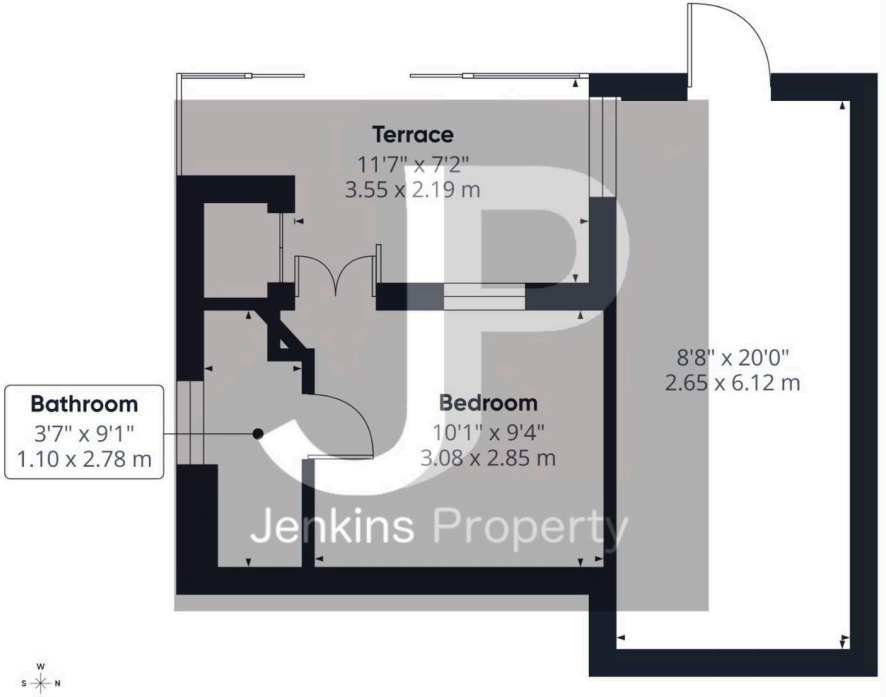
Floor 1 Building 1

Approximate total area(1)
415 ft²
38.6 m²

(1) Excluding balconies and terraces

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Ground Floor Building 2

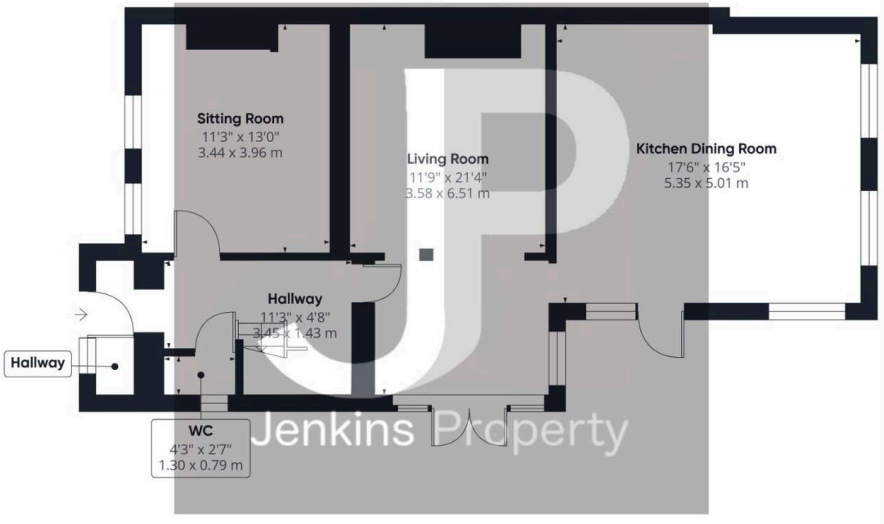
Approximate total area(1)
310 ft²
28.8 m²

Balconies and terraces
93 ft²
8.6 m²

(1) Excluding balconies and terraces

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Ground Floor Building 1

Approximate total area(1)
767 ft²
71.3 m²

(1) Excluding balconies and terraces

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17 Ongar Road, Brentwood - CM15 9AU

01277228620 • sales@jenkins-property.com • www.jenkins-property.com/