

**To arrange a viewing contact us
today on 01268 777400**



Whittington Road, Brentwood Asking price £240,000

This charming apartment is situated on a quiet residential road and boasts a front garden area. Accessed through a secure entry phone system, the property offers convenient features including a storage cupboard in the hallway and a rear door leading to the garden.

Inside, the apartment exudes a modern, yet understated charm with a tasteful décor. A spacious hallway connects all rooms, and includes additional storage options with a cupboard and a smaller cupboard above. The kitchen is well-appointed, featuring a range of high-quality units and work surfaces, along with an integrated dishwasher, washing machine, oven, four-burner electric hob, and extractor fan. There is also a stand-alone fridge freezer.

The generous reception room is beautifully decorated and includes a cupboard for extra storage. The bedroom is a spacious double, offering ample room for wardrobes, while the family bathroom is contemporary, with a stylish three-piece suite.

Outside, the front of the property features a large lawned area, while the rear garden provides a private retreat with gated access, a patio, a powered shed with a tumble dryer, and additional lawned space, all enclosed by fencing for added privacy.

Located in Hutton, Brentwood, the property is close to Shenfield's shopping Broadway and mainline railway station, offering fast train connections to London Liverpool Street and the Elizabeth Line. It also lies within the catchment area for excellent local primary schools, as well as Shenfield High School and St. Martin's Senior School.

Ground Floor

Approx. 38.2 sq. metres (411.4 sq. feet)



Total area: approx. 38.2 sq. metres (411.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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