



North Road Avenue, Brentwood

**WN**  
PROPERTIES



# North Road Avenue Brentwood

Guide Price £450,000 - £475,000

This charming two-bedroom end terrace house is ideally situated near Brentwood High Street. The ground floor has been extended to offer a cozy lounge opening into the dining room and newly re-fitted L-shape kitchen with skylight windows and utility cupboard. There is also a convenient ground floor shower room. On the first floor you will find two bedrooms, bedroom one is complemented by a modern en-suite bathroom and the second bedroom has a cloakroom with washbasin and toilet, ideal



for guests. The rear garden is block paved and provides outdoor space as well as private parking. Residents will appreciate the nearby Sainsbury's supermarket for their shopping needs and the proximity of Brentwood mainline railway station, located just 0.8 miles offering access to London, including the Elizabeth Line for the West End and Heathrow Airport. No onward chain. EPC C.

**Lounge** 10'11"x 9'7" (3.32m x 2.93m)

**Dining Room** 12'7" x 10'11" (3.83m x 3.32m)

**L-shape Kitchen** 15'10" x 10'2" red. 5'4" (4.82m x 3.10m >1.64m)

**Shower Room** 6'8" x 4'0"

**Bedroom 1** 10'11" x 9'9" (3.32m x 2.96m)

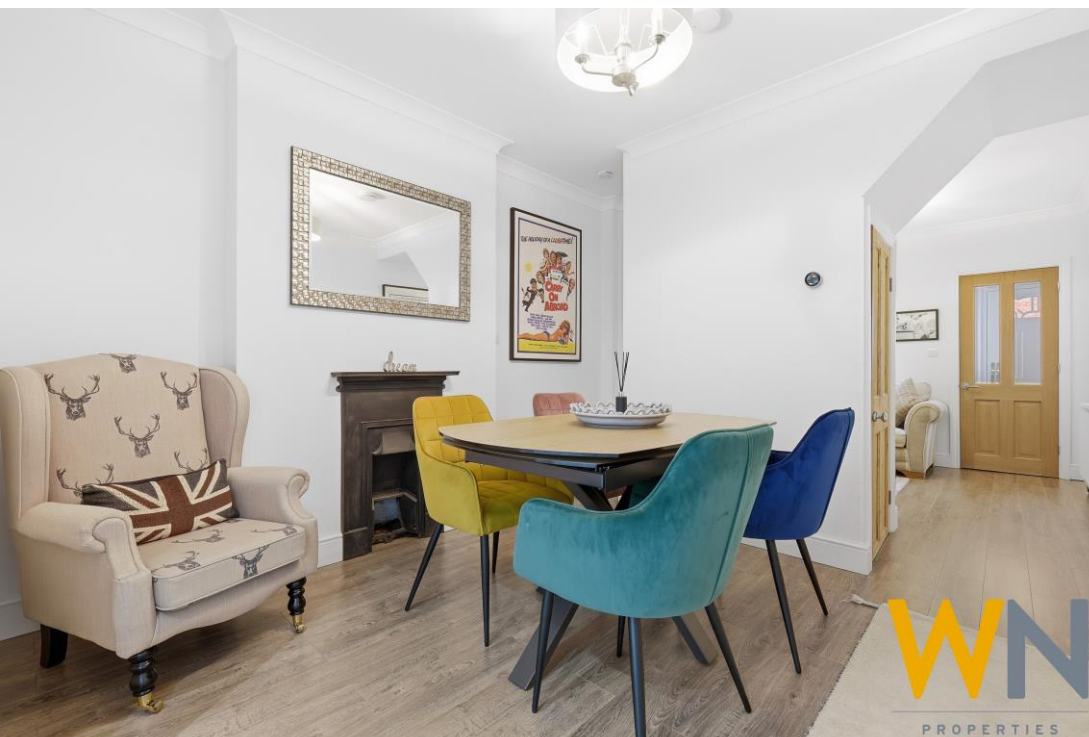
**Bedroom 2** 10'11" x 9'6" (3.32m x 2.90m)

**Bathroom** 7'5" x 6'6"

**Private parking**





















## Energy Efficiency Rating

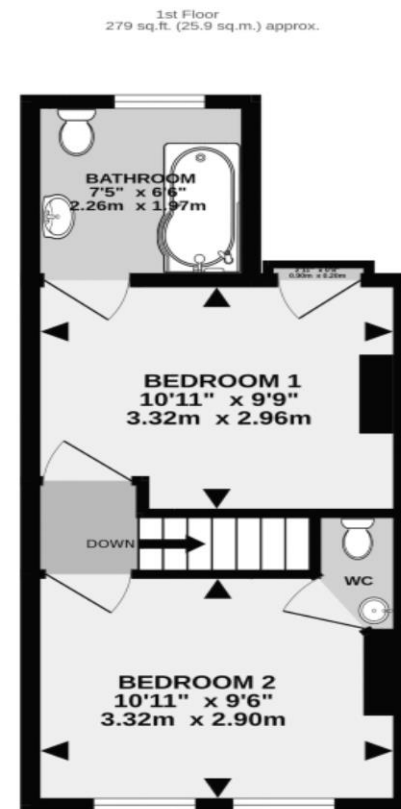
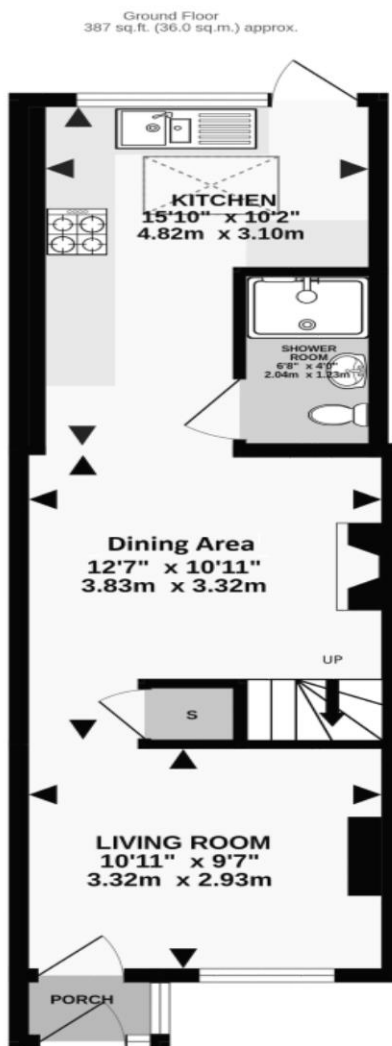
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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TOTAL FLOOR AREA : 666 sq.ft. (61.9 sq.m.) approx.

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