



Wellesley Road, Brentwood

Wellesley Road Brentwood

£350,000

This two-bedroom semi-detached residence is ideally situated near Brentwood High Street, making it a perfect choice for first-time buyers or investors. While the property requires modernisation, it offers a functional layout that includes a lounge that opens into a dining room, as well as a kitchen and breakfast room. Additionally, there is a convenient ground floor shower room/cloakroom. On the first floor, you will find two spacious double bedrooms, complemented by an en-suite shower room. The rear garden extends to 44 feet (approximately 13.53 meters), providing ample outdoor space. 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 away, which offers direct access to London and includes the Elizabeth Line. EPC D.



Sitting Room 12' 1" x 12' 1" (3.68m x 3.68m)

Dining Room 10' 0" x 12' 1" (3.05m x 3.68m)

Kitchen 9' 0" x 6' 4" (2.74m x 1.93m)

Breakfast Room 14' 0" x 5' 5" (4.26m x 1.65m)

Shower Room

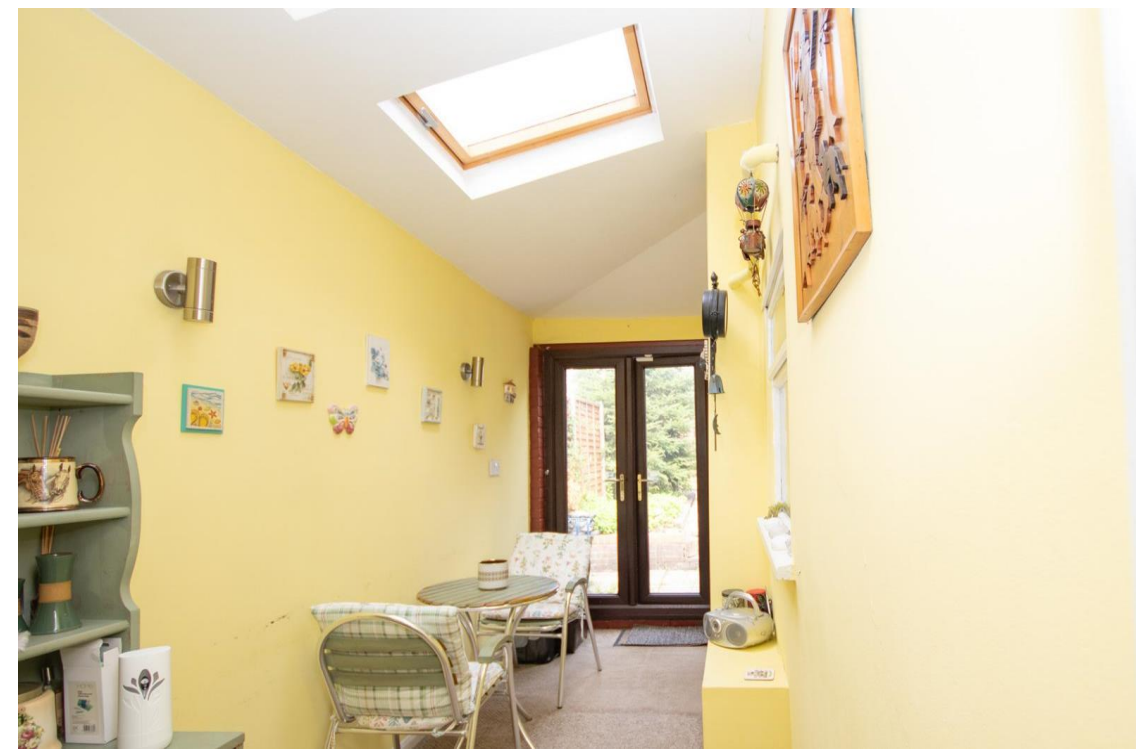
First Floor

Bedroom One 12' 1" x 12' 1" (3.68m x 3.68m)

Bedroom Two 10' 0" x 9' 2" (3.05m x 2.79m)

Shower Room 9' 0" x 6' 4" (2.74m x 1.93m)










Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

Council Tax Band C

148 Hutton Road
Shenfield

Essex CM15 8NL

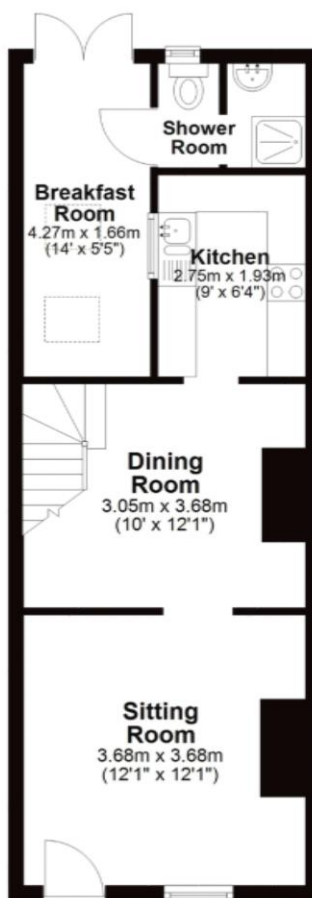
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Ground Floor



APPROX INTERNAL FLOOR AREA
72 SQ M (770 SQ FT)
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First Floor



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