

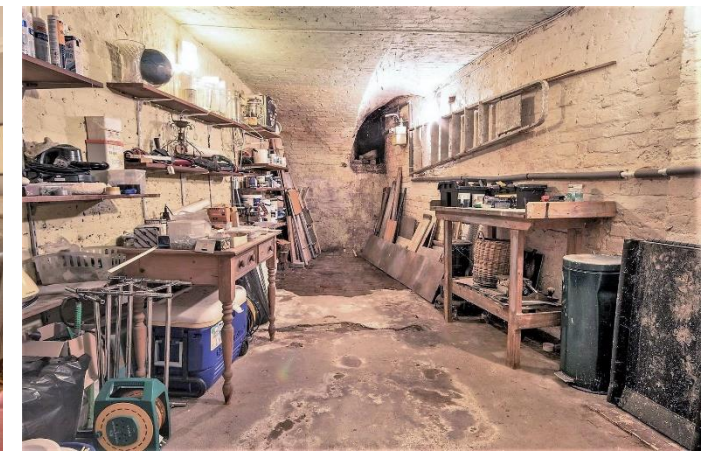


High Street, Brentwood

High Street Brentwood

£1,175,000

This beautiful Grade II listed Georgian terraced house sits proudly at the end of the desirable High Street in Brentwood. With four/five bedrooms, two/three reception rooms, a cellar and a period style kitchen/breakfast room, this property has plenty to offer. The rear garden is a generous 100 feet and there are two parking spaces to the front. Inside, the house has been lovingly maintained and retains much of its original charm and character. High ceilings, sash windows and polished wood floorboards give the house a timeless elegance. The ensuite shower, spacious family bathroom with claw foot bath provide a luxurious touch, while the large shower adds a modern convenience. This property is conveniently located for local schools, parks, the mainline railway station and M25, making it an ideal home for commuters and families alike. EPC D.



Entrance Hall

Recessed entrance porch with part glazed entrance door. Amtico tiles style floor, cornice to ceiling, dado rail, stairs rising to first floor and pannelled doors to:

Lounge 14' 9" x 13' 4" (4.49m x 4.06m)
Sash window to front aspect, period style open fire, picture rail and polished wood floor. Open plan

access to dining room that is also accessible from the entrance hall.

Dining Room 14' 9" x 11' 9" (4.49m x 3.58m)

Floor to ceiling sash window to rear, polished wood floor, cornice to ceiling and picture rail.

Cloakroom

Two piece suite and part tiled walls.

Cellar 21' 0" x 11' 2" (6.40m x 3.40m) at maximum width.

A door from the entrance leads to stairs down to the cellar which is currently used as a workshop/storage area.

Inner Lobby

Door to rear courtyard and access to;

Kitchen/Breakfast Room 20' 4" x 10' 8" (6.19m x 3.25m)

Comprehensively fitted with wood panelled ivory coloured units complimented by granite work surfaces and ceramic tiled floor. Butler sink with hot water tap. Range cooker and extractor, space for American style side by side fridge/freezer, integrated dishwasher and fitted wine cooler. Wall mounted cabinets, two sash windows to side, breakfast table seating area and bi-fold doors overlooking and leading to rear garden.

Split Level First Floor Landing

Stairs rising to second floor and pannelled doors to:

Sitting Room 18' 4" x 14' 4" (5.58m x 4.37m)

Used by the current owners as a sitting room but also and ideal fifth bedroom. Two deep sash windows to front aspect. Open fire with hardwood period style surround and cast iron inset. Cornice to ceiling and polished wood floor.



Bedroom 1 *14' 9" x 12' 1" (4.49m x 3.68m) into alcove.*

Fitted wardrobes to alcove. Floor to ceiling sash window to rear and door to;

En-suite Shower

Shower cubicle, period style wash hand basin and WC. Window to side aspect.

Family Bathroom

Fitted with a period suite including claw foot freestanding bath, WC. and wash hand basin. Large contemporary style shower. Fitted storage cupboards, wood clad walls, wood floor and window to rear aspect with fitted shutters.

Second Floor Landing

Sash window to rear aspect and doors to;

Bedroom *14' 8" x 8' 8" (4.47m x 2.64m)*

Sash window to front aspect.

Bedroom *14' 4" x 9' 0" (4.37m x 2.74m)*

Feature tiled fire surround and sash window to front aspect.

Bedroom *14' 9" into door recess x 12' 0" (4.49m x 3.65m)*

Feature cast iron fire surround and window to rear aspect.

Externally

Two side by side parking spaces and raised flower bed with adjacent steps leading to entrance. At the rear the garden commences with a block paved patio extending into a courtyard area behind the dining room with established Magnolia tree. Gate leading to a rear access behind the properties. The remainder of the garden is laid to lawn with shrub border and rustic arch leading to a terrace area that is part shingled and has a centrally positioned olive tree. To the rear there is a garden shed and summerhouse.





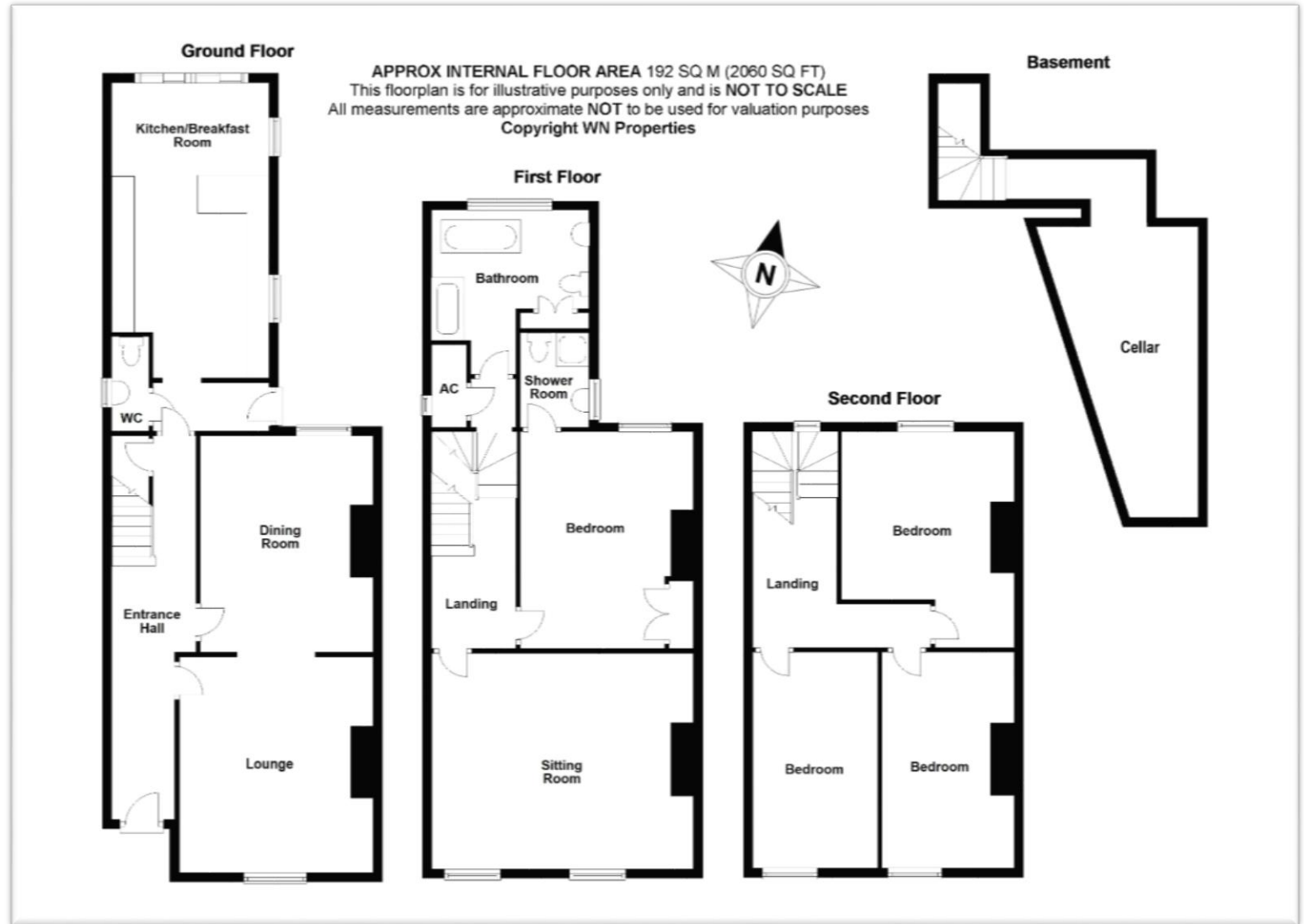




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			78
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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