



**The Grove, Brentwood, CM14**

**Offers Over £600,000**



**Bedrooms: 4 | Bathrooms: 1 | Receptions: 1**

Nestled along a quiet cul-de-sac within easy reach of local shops, schools, amenities and excellent transport links is this beautifully presented, 4 bedroom detached house.

Boasting 1220 Sq. Ft. of living accommodation, the property benefits from a dual aspect, 36 Ft. open-plan kitchen / diner / family room, separate sitting room and WC to the ground floor.

The modern kitchen comprises Italian granite worktops to three sides, large butler sink, built-in dishwasher, integrated microwave, double range oven plus a large breakfast bar.

Presented with modern tones and wooden flooring throughout, the entire space is bright and airy and flows perfectly.

Heading upstairs, there are 4 bedrooms comprising 3 doubles and 1 single. Again, each room is decorated with a modern palette and luxury carpet underfoot with bedroom 2 benefitting from fitted wardrobes.

Completing the internal accommodation is the family bathroom.

Externally, there is off street parking to the front whilst the rear garden measures an impressive 67ft x 56 ft (approx.). A large detached garage provides an abundance of storage space.

Located just 0.6 miles From Ofsted 'Outstanding' rated St. Peters School and 1.0 mile from Brentwood Elizabeth Line Station, this beautiful home is perfectly positioned for young families and commuters alike.

*In compliance with The Money Laundering Regulations 2017, we are legally obligated to verify the identity of all prospective purchasers. This process requires the review of valid photographic identification and an official proof of address.*

*Should your offer on a property marketed by Chalk Street Estates be accepted, you will be required to complete identity verification through our secure third-party provider, Blinc UK. A non-refundable fee of £15 per purchaser is payable in advance of the verification checks.*

*Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been successfully completed.*







- 4 Bedroom Detached House
- 35 Ft. Kitchen / Diner / Family Room
- Separate Sitting Room
- Beautifully Presented Throughout
- Modern Kitchen and Family Bathroom
- Off Street Parking
- 67Ft x 56Ft Rear Garden
- Detached Garage
- 1.0 Mile From Brentwood Elizabeth Line Station
- 0.6 Miles From Ofsted 'Outstanding' St. Peters School













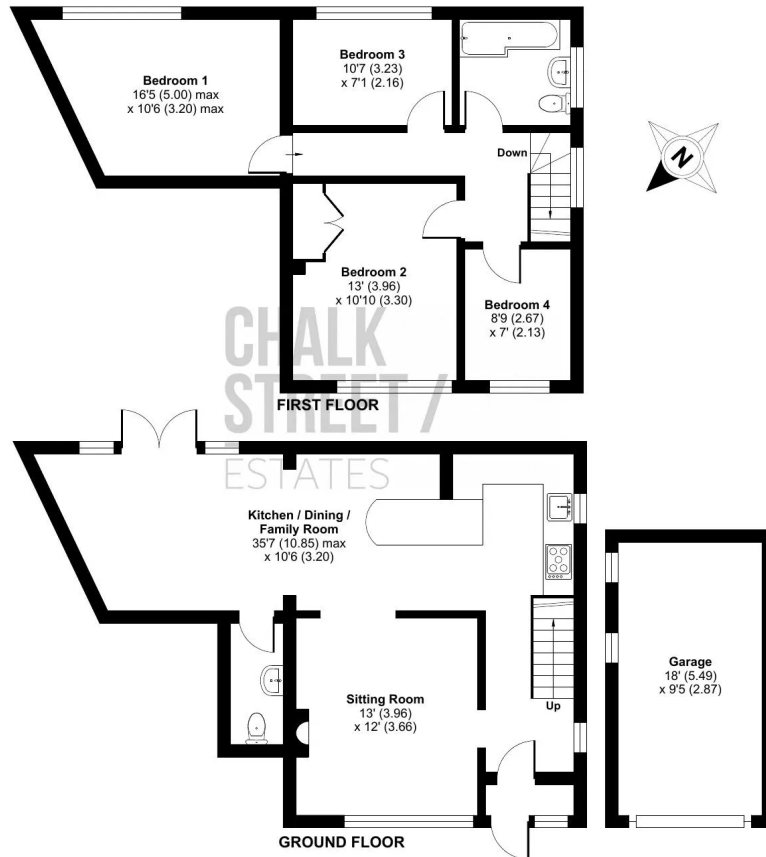
## The Grove, Brentwood, CM14

Approximate Area = 1220 sq ft / 113.3 sq m

Garage = 171 sq ft / 15.8 sq m

Total = 1391 sq ft / 129.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Chalk Street Estates Limited. REF: 1077442



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## Chalk Street Estates - Sales

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