



Watlington Gardens, Brentwood, CM13

BUTLER & STAG





# Welcome to this stunning three-bedroom detached family home built by Bellway Homes in 2017, located within the highly desirable Mascalls development.



- Detached Family Home
- Three Bedrooms/Two Bathrooms
- Modern Kitchen/Breakfast Room
- Solar Panels
- Garage Conversion
- Off Street Parking

As you step inside, you are greeted by an inviting entrance hall leading to the spacious lounge, ideal for relaxing or entertaining guests. The ground floor also features a modern fully fitted kitchen/breakfast/dining area, complete with sleek finishes and convenient access to the north/east facing garden. A ground floor WC adds to the practicality of the layout.

Upstairs, three well-proportioned bedrooms await, along with a modern family bathroom. The master bedroom benefits from an en-suite, offering a private sanctuary for relaxation.

Outside, the property boasts an impressive three-tiered large garden, providing ample space for outdoor activities and relaxation. Backing onto beautiful woodland, the garden offers tranquility and privacy. This expansive garden is one of the largest within the development, perfect for enjoying the outdoors.

The owners have converted the garage into a versatile space, currently utilized as an office/playroom/gym area.

Situated within the Mascalls Park development, this home offers the perfect blend of countryside serenity and urban convenience. Surrounded by woodland, the development is within walking distance of Brentwood Mainline railway station and High Street, providing easy access to amenities and transport links. Additionally, the A12 and M25 are conveniently close by, offering seamless connectivity to surrounding areas.

Council Tax Band G





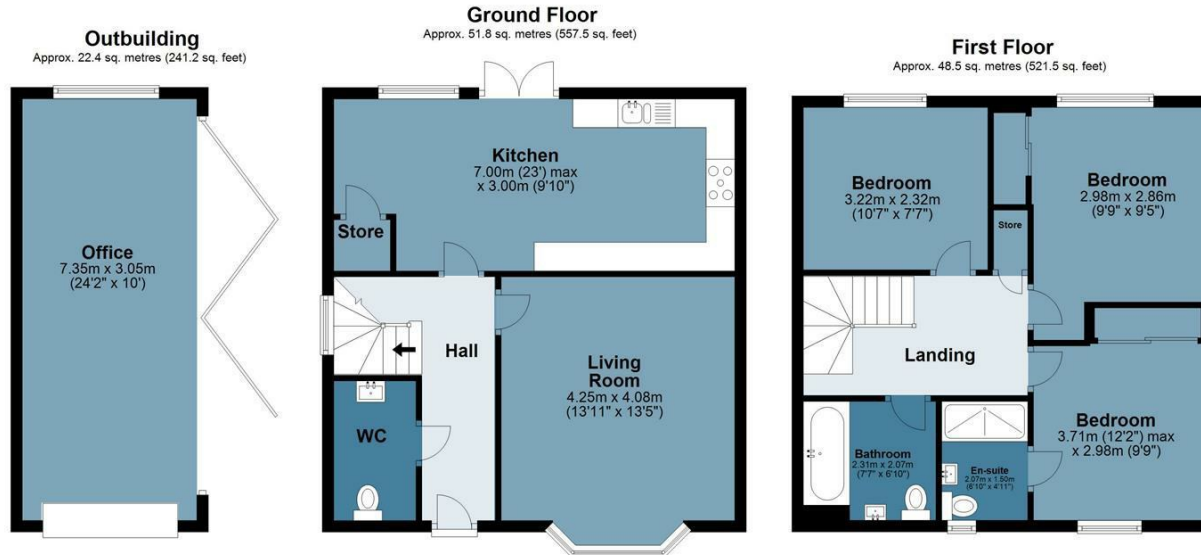




# Watlington Gardens

Approx. Gross Internal Area 122.7 Sq M ( 1320.3 Sq Ft )

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Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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