



Weald Park Way, Brentwood, CM14

BUTLER & STAG



Nestled in a peaceful and discreet setting close to Weald Country Park sits this individual home featuring a detached office and games room, whilst offering excellent development potential.



Freehold

£1,500,000

Lescale is an impressive and imposing detached home and even still has plenty of scope for expansion subject to the usual planning consents. Upon entering the property, you are greeted by an inviting entrance hall which provides access to several of the principle living rooms.

Spanning over 3200 sq ft, accommodation comprises a large open plan living/dining room which leads out to the conservatory, a kitchen/ breakfast room, guest cloakroom, utility room, and a separate utility room. In total there are five, good sized bedrooms, three of which have en-suite shower rooms and the master suite also boasts a walk-in wardrobe.

Externally, there is a south facing rear garden which an elevated patio area and steps to a well-maintained lawn extending to the back fence. There are two outbuildings with one currently used as a games room and the other to house pond pump machinery but could easily be adapted for other purposes as a work from home space or gymnasium. The gardens boundary offers various shrubs and trees planted by the current owner a number of years ago to provide maturity and privacy. The frontage could easily accommodate security gates if so desired, giving complete privacy from passers-by and complimenting the set-back position of the house from the road.

The property's style and surroundings belie a location that can hardly be more convenient. J28 off the M25 and the A12 trunk road are close by thus offering easy access to other motorways and trunk roads. Major travel hubs such as all London airports as well as east coast and south coast ports easily accessible.

This property is also ideal for those needing to travel into London being less than 2 miles from Brentwood town centre and station and about 3.5 miles to Shenfield station (London Liverpool Street in a little over 20 minutes). Note: Shenfield station will be the eastern hub of 'Crossrail' which is due to become operational in 2018 and will enable direct travel into Central London, Heathrow and beyond to the west.

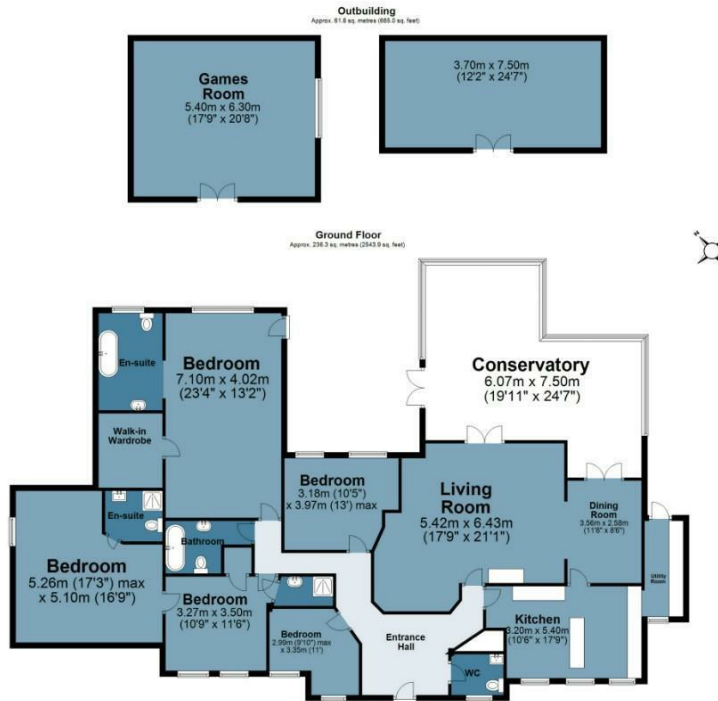




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Approx. Gross Internal Area 298.15sq M (3208.9 Sq Ft)

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.
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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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