



Brentwood Road, Herongate, Brentwood, CM13 3PH

Guide Price £675,000-£700,000 Located in the popular village of Herongate, with local country pubs and within walking distance of Ingrave Johnstone Primary School is this four bedroom detached home set over three floors, the accommodation on the ground floor includes entrance hall, kitchen, reception room and ground floor WC, on the first floor there are two double bedrooms the master with ensuite and a family bathroom, on the second floor are two further double bedrooms. Externally there is a driveway for four cars, a garage and a 36'x 23' rear garden.

Guide Price £675,000 to £700,000 - Freehold - Council Tax: F

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Entrance Hall

Part frosted double glazed entrance door, coved ceiling, stairs to first floor, radiator, vinyl flooring.

Ground Floor WC

Frosted double glazed window to side, low level WC, wash hand basin, coved ceiling, vinyl flooring.

Kitchen

15'6 x 6'6 (4.72m x 1.98m)

Double glazed window to front and side, coved ceiling, spot lights, vinyl flooring, integrated appliances include electric hob, oven, extractor, dishwasher, washer/dryer, microwave, fridge and fridge freezer. Wall and base units with granite work tops, inset sink and breakfast bar.

Reception Room

19'5 x 14'1 (5.92m x 4.29m)

Double glazed French doors to rear, double glazed window to side and rear, coved ceiling, radiator, vinyl flooring.

First Floor Landing

Stairs to second floor and ground floor, airing cupboard, radiator, carpet.

Bedroom One

24'3 x 8'8 (7.39m x 2.64m)

Double glazed window to front and side, fitted wardrobes, coved ceiling, radiator, carpet.

En Suite

Frosted double glazed window to rear, low level WC, vanity wash hand basin, double shower cubicle, heated towel rail, tiled walls, vinyl flooring.

Bedroom Two

15'11 x 10'3 (4.85m x 3.12m)

Double glazed window to front and side, radiator, carpet.

Bathroom

Frosted double glazed window to rear, low level WC, wash hand basin, freestanding bath, heated towel rail, coved ceiling, tiled walls, tiled flooring.

Second Floor Landing

Carpet, cupboard.

Bedroom Three

13'9 x 9'8 (4.19m x 2.95m)

Two double glazed sky lights, access to eaves storage, laminate flooring.

Bedroom Four

13'9 x 9'8 (4.19m x 2.95m)

Two double glazed sky lights, access to eaves storage, radiator, carpet.

Garden

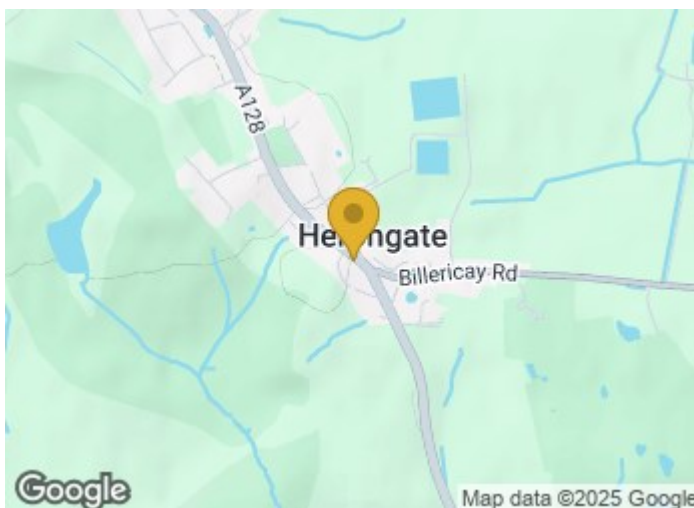
36' x 23' (10.97m x 7.01m)

Side pedestrian access, patio area, artificial grass, outside tap, light and power.

Driveway/Garage

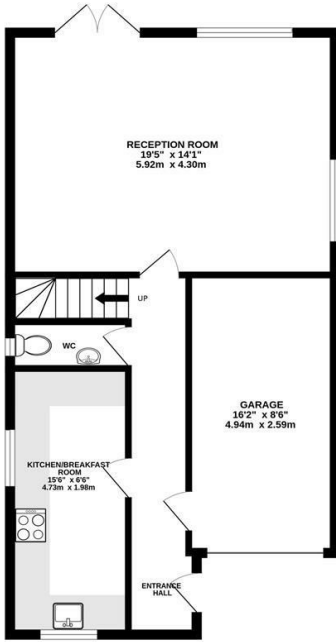
16'2 x 8'6

Driveway for four cars, garage with power and light, housing the boiler.

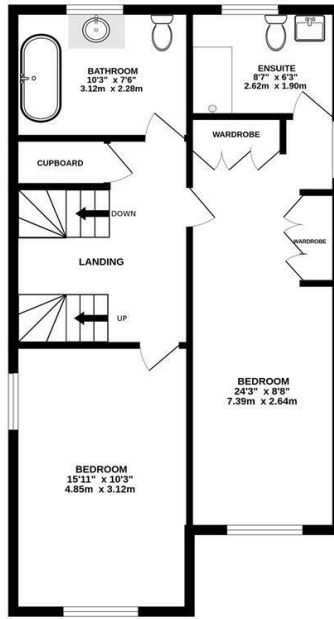




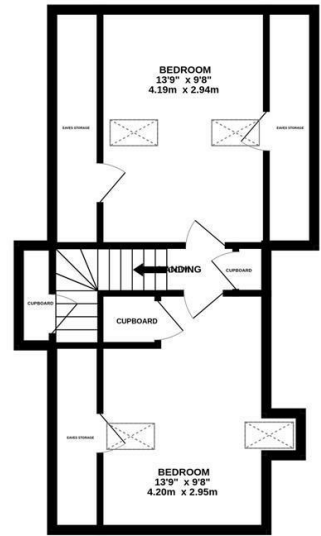
GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR
619 sq.ft. (57.5 sq.m.) approx.



2ND FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1674 sq.ft. (155.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Material Information:
Council Tax Band: F
Tenure: Freehold

