



## Wingrave Crescent

Brentwood, CM14 5PA

Ideally located for both Brentwood High street easy access to the M25 (junction 28) is this three bedroom semi detached home the accommodation includes entrance hall, ground floor WC, two reception rooms, kitchen, three bedrooms and family bathroom. Externally there is a driveway and a 75ft rear garden.

**£500,000 - Freehold - Council Tax: D**

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## Entrance Porch

Entrance door, laminate flooring

## Ground Floor WC

Frosted double glazed window to front, low level WC, wash hand basin, tiled flooring, part tiled walls.

## Entrance Hall

14'9 x 8'6 (4.50m x 2.59m)

Door opening to porch, laminate flooring, coved ceiling, radiator, stairs to first floor.

## Reception Room One

15'10 x 16'8 narrowing to 9'6 (4.83m x 5.08m narrowing to 2.90m)

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

## Reception Room Two

15'8 x 7'8 narrowing to 5' (4.78m x 2.34m narrowing to 1.52m)

Double glazed window to front, laminate flooring, radiator, three cupboards one housing boiler.

## Kitchen

11' x 6'10 (3.35m x 2.08m)

Double glazed window to rear, part frosted double glazed door to side, laminate flooring, spot lights, wall and base units, stainless steel single drainer sink, part tiled walls, plumbing for washing machine, gas cooker point.

## Landing

Coved ceiling, cupboard, loft access.

## Bedroom One

12'5 x 11'6 (3.78m x 3.51m )

Double glazed window to front, coved ceiling, spot lights, radiator, fitted wardrobes.

## Bedroom Two

12'8 x 7'6 (3.86m x 2.29m)

Double glazed window to rear, coved ceiling, carpet, radiator.

## Bedroom Three

8'11 x 6'11 (2.72m x 2.11m)

Double glazed window to rear, coved ceiling, carpet, radiator.

## Bathroom

Frosted double glazed window to side, low level WC, wash hand basin, bath with shower over, tiled walls, laminate flooring, heated towel rail.

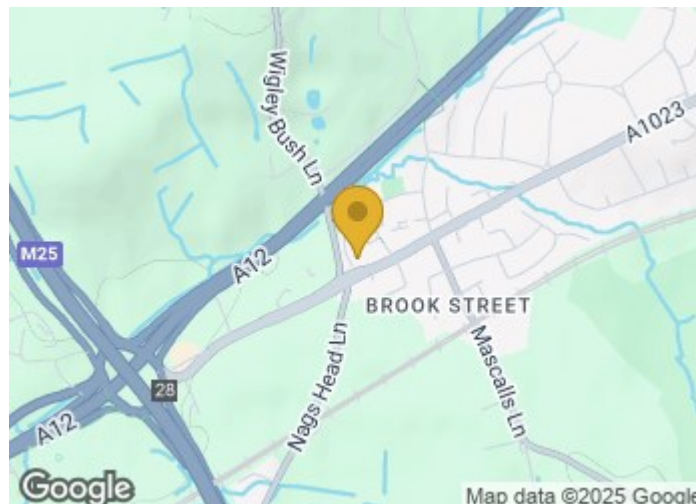
## Garden

75' (22.86m)

Side pedestrian access, pation area, lawn, outside tap.

## Driveway

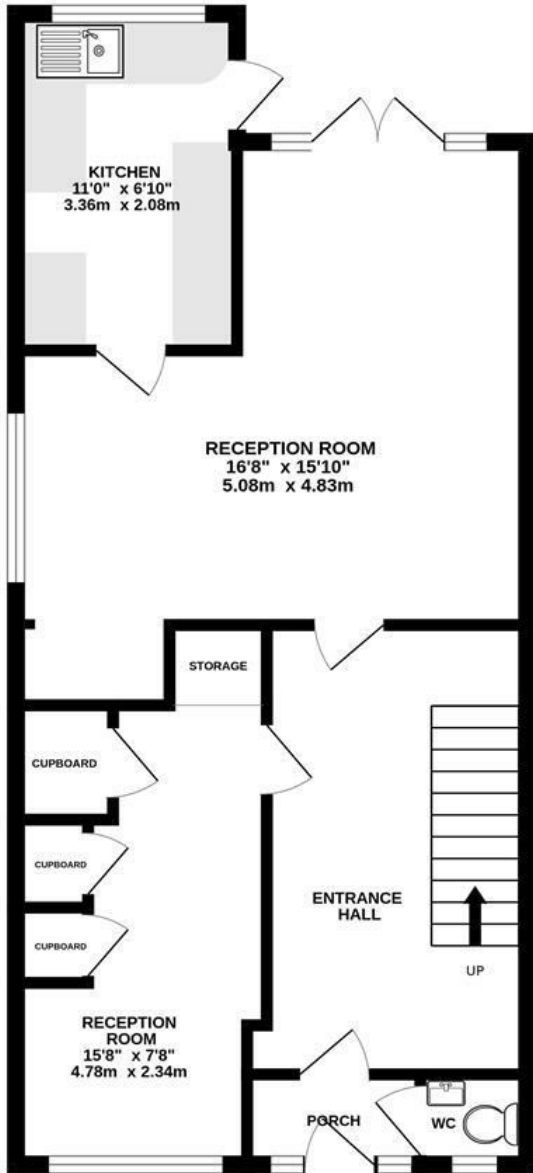
Block paved driveway to the front.



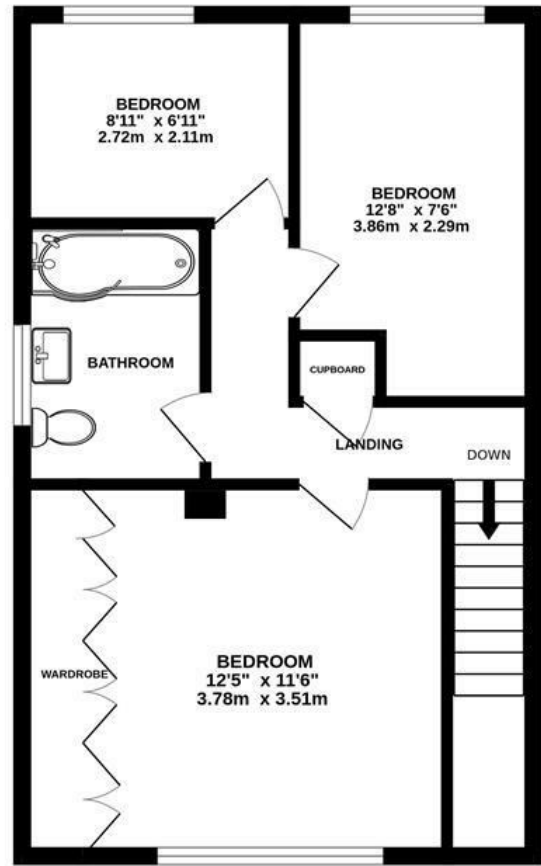




GROUND FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1051 sq.ft. (97.7 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: D  
Tenure: Freehold

