



**Amber House Regent Way  
Burntwood Square**

**MEACOCK & JONES**



**\*\*Offers invited in the region of £550,000 - £600,000\*\*** A unique beautifully presented three bedroom Victorian conversion located within a highly sought after private development. This stylish, well maintained property is located 0.6 miles from Brentwood High Street with its array of shops, bars and restaurants. Within easy access to Brentwood mainline railway station, good local schools and beautiful country parks.

**OIRO £550,000 - £600,000**



Entrance via a solid wood front door with glazed panels to either side opens to the:-

### Entrance Hall

A bright and spacious entrance into this appealing home. Bespoke cabinetry to one wall. Spotlights to ceiling. Modern column style radiators. Additional storage cupboards. Smart heating control. Solid wood plank flooring. Stairs rise to the first floor landing. Fitted with alarm. Door to:-

### Downstairs Cloakroom 8'0" > 5'6 x 5'8 (2.44m > 1.68m x 1.73m)



Comprising a wash hand basin with two drawer vanity unit below and back to wall WC. Parquet wood effect flooring. Bespoke panelling to walls. Ample space for a washing machine and possible drier. Built-in extractor.

### Kitchen/Dining/Living Space 24'8" max > 15'8" x 21' max > 18'9 (7.52m max > 4.78m x 6.40m max > 5.72m)



An outstanding room in every respect fitted with a quality range of appliances and modern units that comprise base cupboards, drawers and matching wall cabinets. Contrasting marble effect worktop incorporating the single drainer sink unit with mixer tap. Breakfast bar. Appliances include a Fisher & Paykel double drawer dishwasher, Fisher & Paykel double oven, induction hob and pull out larder unit. Fridge-freezer. Wine-cooler. Franke hot water tap. Cupboard housing the recently fitted Vaillant gas fired boiler. Modern column style radiators. Solid wood plank flooring. This room is illuminated by five windows all fitted with plantation shutters. Spotlights to ceiling. This room is large enough to accommodate a dining table and chairs and to one end of the room is the lounge area.

### First Floor Landing



This impressive vaulted part galleried landing is illuminated by a Velux window which draws light into this beautiful space. Spotlights to ceiling. Door to:-

### Bedroom One 18'9 max x 15'9 (5.72m max x 4.80m)



This is a magnificent bedroom with a vaulted ceiling and exposed beams to one wall. Feature round window with fan light, window to side elevation and three additional windows to the front and all fitted with plantation shutters. Built-in bed with bespoke feature headboard and can accommodate a television. Modern column style radiator. Spotlights to ceiling.

### En-suite Shower Room 8'5 x 5'11 (2.57m x 1.80m)



A luxuriously appointed room with feature exposed construction beam. Fitted with a large wet room style shower with wall mounted controls, rainfall shower head and further hand-held shower attachment with glass shower screen. Large wash hand basin with glass vanity unit above. Back to wall WC. Large slate effect tiles to the walls and to the floor. Ladder style towel rail.



### Bedroom Two 10'6 x 9'7 (3.20m x 2.92m)



Another good size double bedroom with vaulted ceiling and feature round window. A further window overlooks the green to the front fitted with plantation shutters. Modern column style radiator. To one wall are a range of bespoke wardrobes and drawers providing ample hanging and shelving space.

### Bedroom Three



A delightful bedroom currently being used as a dressing room. Vaulted ceiling. Floor to ceiling shelving and further bespoke wardrobes providing ample storage. Window fitted with plantation shutters. Spotlights to ceiling.

### Bathroom



A tastefully appointed room with vaulted ceiling. Comprising a tiled enclosed bath fitted with rainfall shower head, hand-held shower attachment and wall mounted controls with glass shower screen. Modern style sink with mixer tap and large wide mirror above. Back to wall WC. Marble effect tiling to floor. White metro style tiling to walls. Ladder style towel rail. Spotlights to ceiling. Extractor fan.

### Externally

This property comes with two parking spaces.

### Disclaimer

Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations or statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of their professional representatives. All measurements, areas and distances given are approximate. We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order. Any fixtures or fittings detailed in these particulars are not necessarily included in the sale price and Meacock & Jones and their staff accept no liability for any errors contained therein.

### Agent's Note

Service charge £252.00 payable twice yearly.





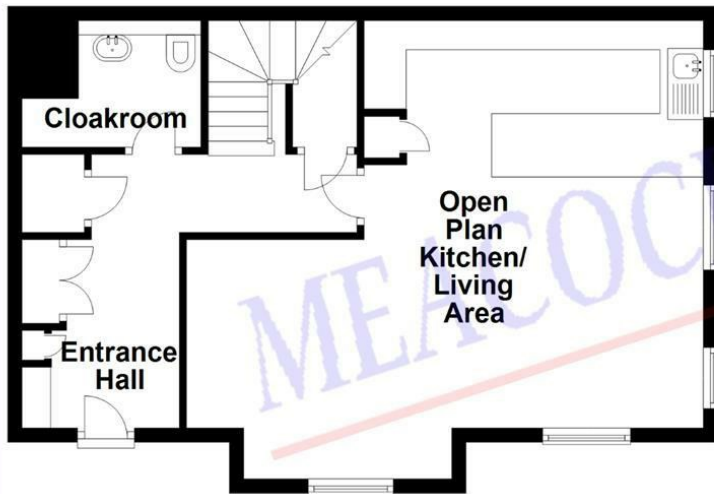








## Ground Floor



## First Floor



APPROX INTERNAL FLOOR AREA  
113 SQ M 1220 SQ FT

This plan is for layout guidance only and is **NOT TO SCALE**.  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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