



**MEACOCK & JONES**

2 Bedrooms

Maisonette

Located  
in Brentwood

**Guide Price**  
**£450,000-£475,000**



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01277 218485

# 24 Sawyers Grove Brentwood

| Essex | CM15 9BD



Guide Price £450,000 - £475,000. Offering approximately 1343 sq ft of accommodation this delightful and attractive well maintained two bedroom maisonette is set very centrally in Brentwood, offering the convenience of being able to walk into Brentwood high street and enjoy the great options there for shopping and socialising, along with the easy walk down to Brentwood station, just 1.2 miles away, with its great service into London and the useful Elizabeth Line links. The personal entrance door leads to a hall that has stairs rising up to the first floor where you will find a spacious landing in turn leading to a convenient cloakroom and the well fitted dual aspect modern kitchen with white high gloss units at low and high level plus some integrated appliances. The good sized 'L' shaped lounge/diner is also dual aspect making it a lovely bright and airy space with attractive wood style flooring. Stairs head further upwards where you will find a very substantial landing, which, subject to planning permissions, could potentially be converted into a third bedroom or study. From here there is access to the two large double bedrooms, both with built in storage units, bedroom one having an ensuite bathroom with free standing claw bath and underfloor heating, whilst bedroom two has its own ensuite shower room. There is also a large partially boarded loft providing excellent extra storage space. Externally there is secure parking set behind electric gates and the additional advantage of a garage plus the property is surrounded by attractive communal gardens which are beautifully maintained. There are excellent schools in the nearby area for you to choose from, at all levels from nursery right the way up to senior schools, plus many options for woodland walks and activities nearby.

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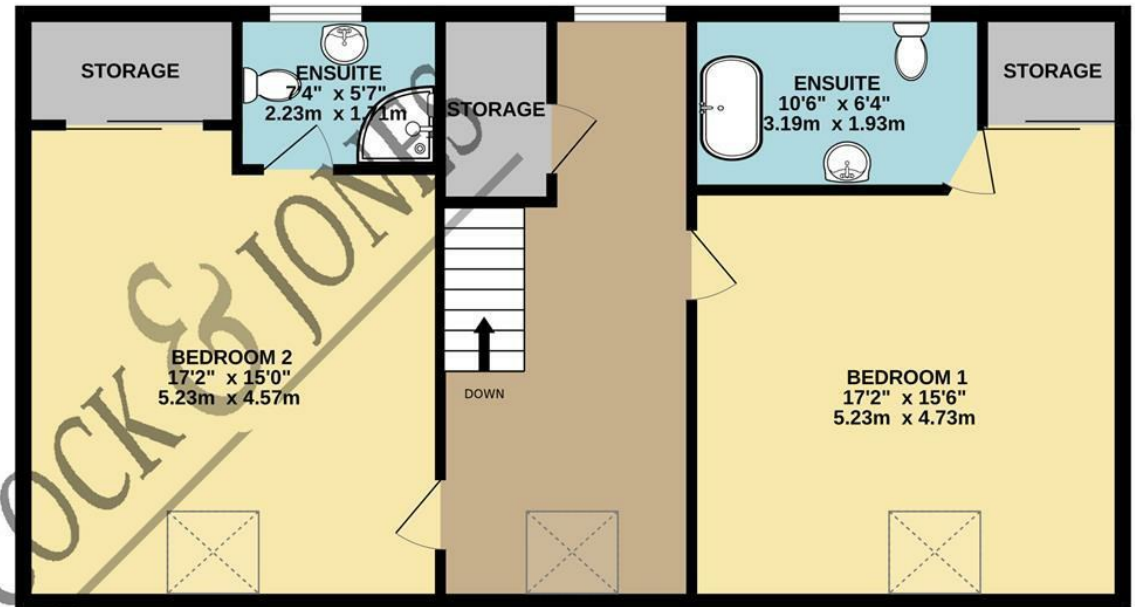
- CENTRAL BRENTWOOD LOCATION
- FIRST FLOOR MAISONETTE
- TWO ENSUITE BATHROOMS
- SECURE GARAGE & PARKING
- 1.2 MILES TO BRENTWOOD STATION
- TWO DOUBLE BEDROOMS
- BRIGHT AND AIRY THROUGHOUT
- LARGE DUAL ASPECT LOUNGE/DINER
- ATTRACTIVE COMMUNAL GARDENS
- APPROXIMATELY 1343 SQ FT OF ACCOMMODATION



GROUND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR  
837 sq.ft. (77.8 sq.m.) approx.



TOTAL FLOOR AREA : 1343 sq.ft. (124.8 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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**Accommodation comprises:**

**Entrance Hallway**

**Landing**

**Cloakroom**

5'2 x 4'6

**Kitchen**

12'7 x 7'6

**Lounge/Diner**

21'2 x 18'

**Upper Landing**

**Bedroom One**

17'2 x 15'6

**Ensuite Bathroom**

10'6 x 6'4

**Bedroom Two**

17'2 x 15'

**Ensuite Shower Room**

7'4 x 5'7

**Externally - Secure Parking. Communal Gardens.**

**Agent's Note**

**MEACOCK & JONES**

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Shenfield

Essex

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**Council Tax Band: E**

**Local Authority:**

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| A                                           |         |           |
| B                                           |         |           |
| C                                           |         |           |
| D                                           |         |           |
| E                                           |         |           |
| F                                           |         |           |
| G                                           |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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

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