



Queens Road | Brentwood

FINE & COUNTRY



# SELLER INSIGHT

“ I'll never forget the moment we first walked through the door of our home: it was a love at first sight moment for both of us, and we knew it was where we wanted to create a home and expand our family.

It's a period home with so much character and whilst it is so peaceful and private, it's just 1 minute to the high street and 7 minutes to the station. During the summer months we enjoy sunshine all day in our garden - which we have transformed into a sanctuary.

We came here 2 years ago as a new family of 3. It ticked all our boxes: We wanted a central place where friends & family could come together. We had our first child in Battersea during lockdown but quickly outgrew our flat so wanted to find a location that was walking distance to a family friendly high street, had great schools and transport links into London. It was the perfect location between London and our family based at Frinton-On-Sea.

It hasn't disappointed: as a family we enjoy weekends having brunch at Gail's, Brentwood Kitchen, Figo's or Malina's. Visiting the animals at Old McDonald's Farm, seeing the deer at South Weald Park, and emersed in nature at the Gruffalo trail. King George's Park is the most wonderful park all year round - having just had a £7m redevelopment where you can now enjoy soft play, crazy golf, a fully accessible park and splash pad! It also has a great golf course! We're only a short drive from the seaside and all the wonderful independent shops and bars at Leigh On Sea, and equally as close to both Lakeside and Bluewater shopping centres.

It's been so convenient having such proximity to the high street - there is a Marks & Spencer and a brilliant pilates studio just a 2 minute walk away. We've seen such improvement to the high street in our time here with Pret and Gail's both opening up recently. We're lucky to have a large supermarket within walking distance.

During the time we've been here, we have poured our heart into creating our perfect family home. My wife has always been good at making a house a home, and we used an interior designer to help bring our vision to life to a high quality and to ensure it's in keeping with the period home. During our time here we have created bespoke fitted furniture - from the playroom shelving to the wardrobes with very generous space for clothes. We've plastered and painted the walls, redecorated the ensuite and shower room, added high quality runners to the stairs, reupholstered all the incredible window seats, and even created a home gym complete with professional gym flooring. We have resprayed all the kitchen including the re-enamelling of the Aga - and added high-quality wooden shelving. We added Banham locks to all of the doors - but I'd say our proudest achievement is the creation of the front and back.

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.















# STEP INSIDE

## THE PROPERTY

Situated next to Brentwood Cathedral, this remarkable former ecclesiastical detached home showcases stunning Victorian architecture and offers a generous 2,750 sq ft of living space spread over three floors. A detached double garage and rear parking add to the convenience of this property. As you approach the home, its size is immediately evident, with striking architectural features including a double-height bay and balcony beneath a timbered gable supported by large, scalloped brackets. A charming black and white tiled path leads to a brick-arched storm porch and a London-style front door.

The grandeur of the home continues inside, starting with an entrance hallway that exudes character, featuring exposed brick, timbers, and an ornate fireplace. This section of the home showcases an earlier age of construction, contrasting with the late-Victorian theme found throughout the rest of the property. A magnificent lounge/parlour takes advantage of the large bay window, offering a window seat and a recessed fireplace with side seating. The kitchen, complete with an Aga, connects to a raised living space that encompasses dining and sitting areas, creating the perfect space for family living and entertaining. The dining area features a vaulted ceiling topped by a lantern roof, flooding the room with natural light. The kitchen also includes a concealed utility cupboard designed for a washing machine and tumble dryer, and a cloakroom/wc completes the ground floor.

Two staircases lead to the same open landing, inviting thoughts about the home's history and how the layout might have been used in the past. The first floor boasts a stunning master suite, two additional double bedrooms, and a family bathroom. The luxurious master bedroom occupies the upper section of the large bay window and opens to a small balcony. It also features an en-suite shower room and a dressing area. The second floor offers two more bedrooms, one of which has a charming small door leading to a hidden den or storage room.





# STEP OUTSIDE

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Externally, the property is secured by pedestrian gates at the front and rear. The rear garden, enclosed by walls, offers total privacy and leads to a parking area and a double garage with an electric door (accessed via St Thomas Road). Few homes in Brentwood can match the captivating blend of period style, spacious living space, convenience, and privacy offered by this property. It is truly a fine home awaiting its next deserving owner.

## LOCATION

The location of Queens Road, Brentwood is in the heart of Brentwood, a town in the county of Essex.

There are several bars and restaurants in close proximity to this location. Some popular options include The Slug and Lettuce, The Sugar Hut, Prezzo, and The Brentwood Kitchen. These establishments offer a variety of cuisines and atmospheres to cater to different tastes.

The area around Queens Road has a range of shops and retail outlets. The Brentwood High Street is nearby and offers a mix of independent boutiques, fashion stores, cafes, and supermarkets. Additionally, the Brentwood Shopping Centre is within walking distance and provides a variety of shops and services.

Brentwood Railway Station is conveniently located near Queens Road. It is around a 10-minute walk away. The station offers regular train services to London Liverpool Street, making it easily accessible for commuters or those looking to explore the capital city.

The location benefits from good access to major roads. The A12, which connects to the M25 motorway, is easily accessible from Queens Road. This allows for convenient travel to nearby towns and cities, as well as access to London and other parts of the country.



Approximate Gross Internal Area = 2750 sq ft / 255.5 sq m





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