

## Woodman Road

Brentwood, CM14 5AL

A newly built home four double bedroom semi detached home located within walking distance of both Brentwood high street and train station. The accommodation is set over three floors and includes entrance hall, lounge, open plan kitchen/dining area with bi-folding doors and utility room. On the first floor there are three double bedrooms and a family bathroom there is then a further double bedroom with en-suite on the second floor. Externally there is a 50 ft rear garden and a driveway to front for two cars.

**Offers in Excess of £600,000 - Freehold - Council Tax: C**

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## Entrance Hall

Entrance door, stairs to first floor, laminate flooring,

## Lounge

12'7 x 9' (3.84m x 2.74m)

Double glazed bay window to front, radiator, carpet.

## Open Plan Kitchen/Dining Area

23'6 x 14'10 (7.16m x 4.52m)

Double glazed bi-folding doors to garden, double glazed window to rear. Kitchen area comprising of fitted wall and base units, gas hob, double oven and extractor, integrated fridge freezer and dishwasher, island with units under and inset sink, radiator, under stairs cupboard, laminate flooring.

## Utility Room

8'8 x 5'10 (2.64m x 1.78m)

Provision for all freestanding appliances, boiler, laminate flooring.

## Ground Floor WC

Low level WC, wash hand basin, laminate flooring.

## Landing

Stairs to ground and second floor, carpet.

## Bedroom Two

15' x 9'10 (4.57m x 3.00m )

Double glazed window to front, radiator, carpet.

## Bedroom Three

11'10 x 10'01 (3.61m x 3.07m)

Double glazed window to rear, radiator, carpet.

## Bedroom Four

11'6 x 9'2 (3.51m x 2.79m)

Double glazed window to rear, radiator, carpet.

## Bathroom

9'2 x 6' (2.79m x 1.83m)

Frosted double glazed window to side, freestanding bath, low level WC, pedestal wash hand basin, walk in shower cubicle, tiled flooring and walls, heated towel rail, extractor.

## Bedroom One

15'00 x 14'7 (4.57m x 4.45m)

Double glazed sky light, radiator, carpet.

## Ensuite

8'1 x 4'7 (2.46m x 1.40m)

Double glazed window to rear, vanity wash hand basin, low level WC, shower cubicle, towel rail, tiled flooring.

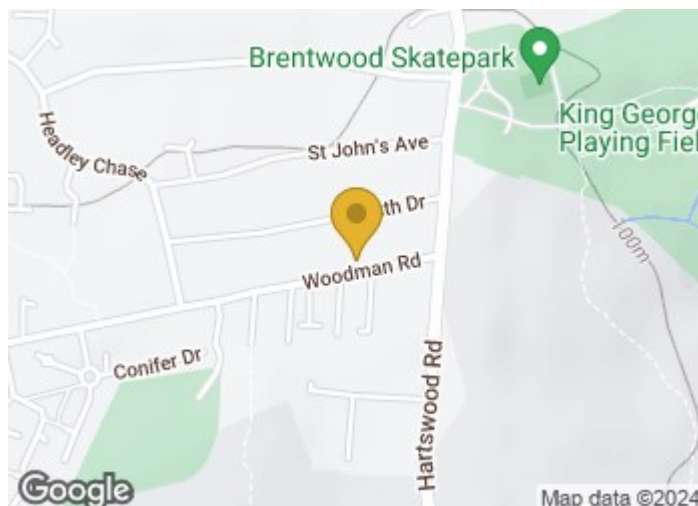
## Garden

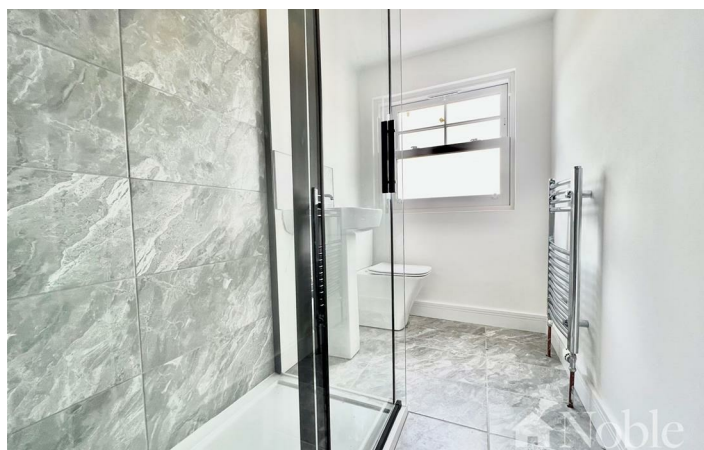
50' (15.24m)

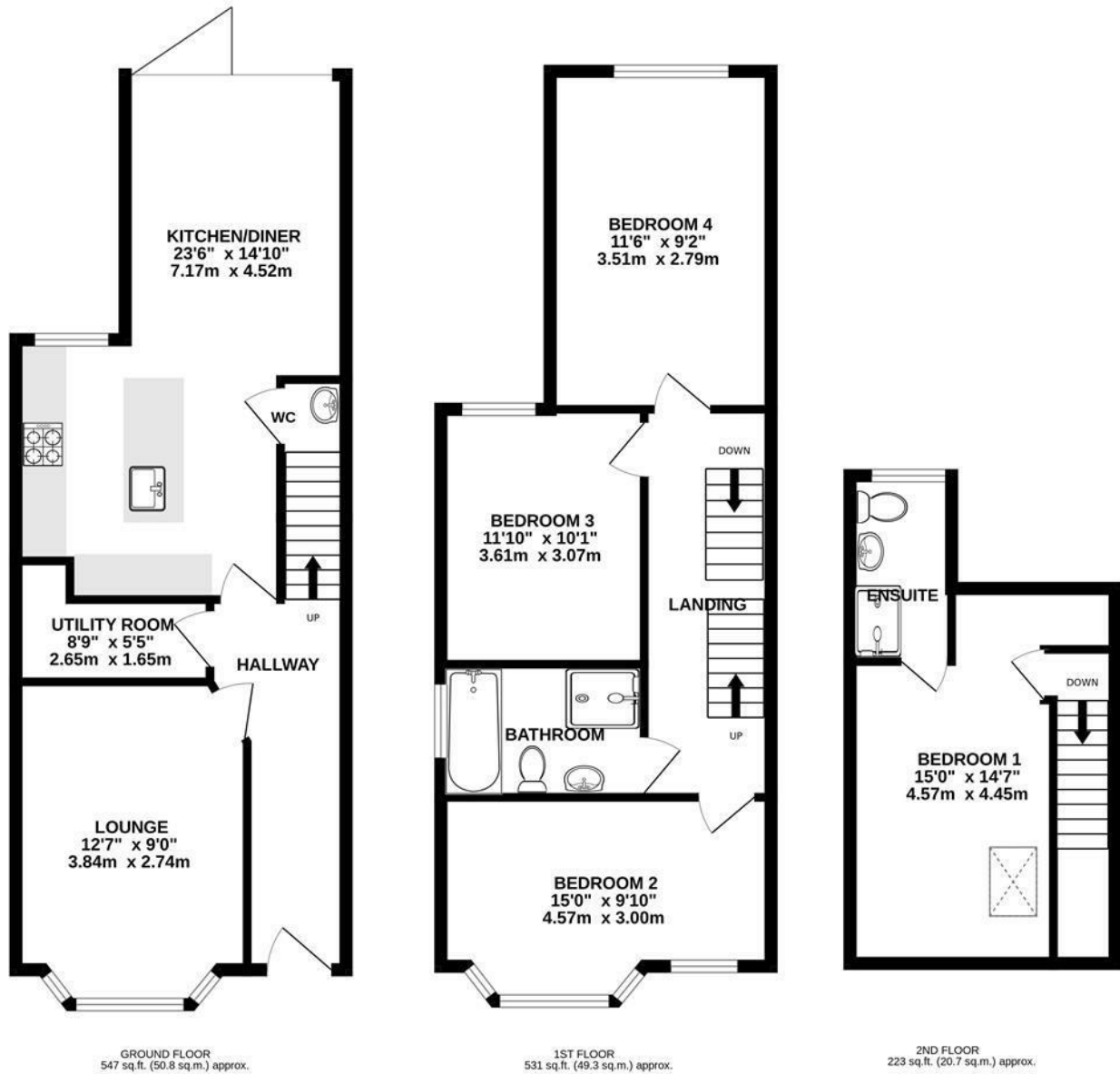
Patio area leading to lawn, shed, side pedestrian access.

## Driveway

Driveway to front for two cars.







TOTAL FLOOR AREA : 1301 sq.ft. (120.9 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: C  
Tenure: Freehold

