



Western Road, Brentwood, CM14 4SS

- Guide Price £550,000 - £575,000
- Vastly Improved & Extended
 - Ground Floor WC
 - Three Bedrooms
- Kitchen/Dining Room
 - Study Area
 - Utility Room
- Parking for Two Cars
- Convenient Town Centre Location

Guide Price £550,000 - £575,000- Freehold - Council Tax: C

Western Road

Brentwood, CM14 4SS



Entrance Hall

Entrance door, laminate flooring, stairs to first floor.

Lounge

14'2 x 14' (4.32m x 4.27m)

Double glazed window to front with fitted shutters to remain, laminate flooring, radiator, log burner.

Study Area

9'11 x 5'8 (3.02m x 1.73m)

Laminate flooring, radiator.

Ground Floor WC

Low level WC, vanity wash hand basin, laminate flooring.

Kitchen/Diner

18'6 x 13'2 narrowing to 10'9 (5.64m x 4.01m narrowing to 3.28m)

Double glazed bi folding doors to garden, three skylights, laminate flooring, radiator, wall and base units, granite work tops with inset sink, island/breakfast bar, induction hob, oven, extractor, integrated dish washer and microwave.

Utility Room

8' x 6' (2.44m x 1.83m)

Wall and base units, granite work top with inset sink and plumbing for washing machine.

Landing

Double glazed window to front, carpet, radiator, stairs to ground floor and second floor.

Bedroom Two

13'1 narrowing to 10'7 x 7'4 (3.99m narrowing to 3.23m x 2.24m)

Double glazed window to rear, carpet, radiator, built in wardrobe.

Bedroom Three

9'1 x 8'6 (2.77m x 2.59m)

Double glazed window to front, carpet, radiator, built in wardrobe.

Bathroom

Double glazed window to rear with shutters to remain, low level WC, vanity wash hand basin, bath, shower cubicle, heated towel rail, part tiled walls, vinyl flooring.

Bedroom One (2nd Floor)

15'7 x 9'7 (4.75m x 2.92m)

Double glazed window to rear, double glazed skylight, carpet, radiator, range of fitted bedroom furniture.

En-Suite (2nd Floor)

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

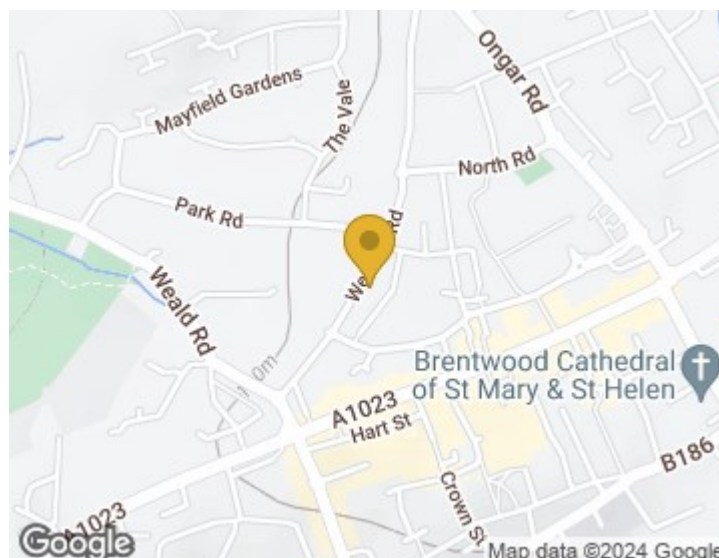
Garden

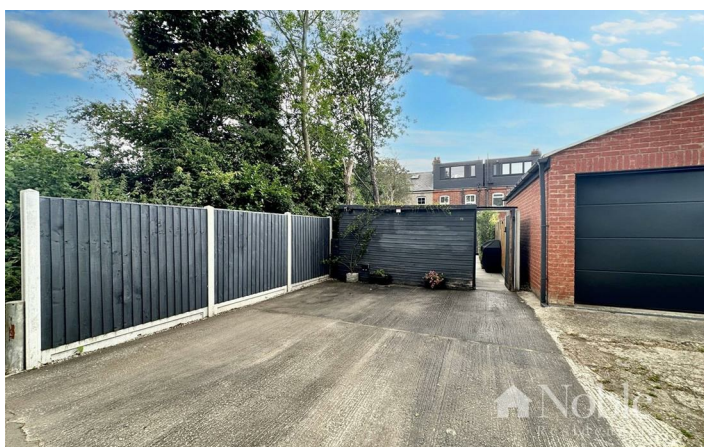
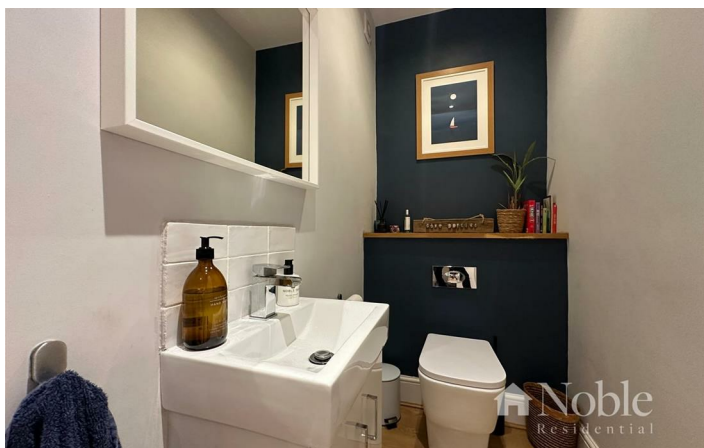
50' (15.24m)

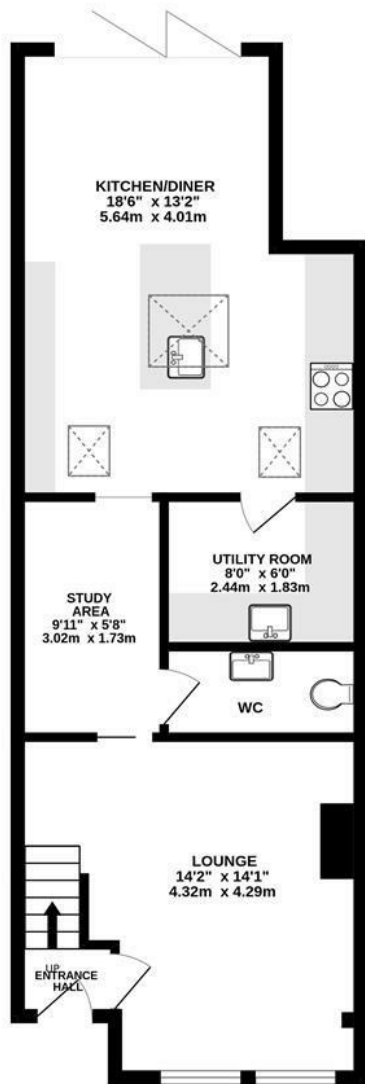
Patio area, artificial grass, shed, outside tap, power and light, gated access to rear parking area.

Parking

Parking area to rear of garden providing parking for two cars.







GROUND FLOOR
558 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.



2ND FLOOR
205 sq.ft. (19.1 sq.m.) approx.

TOTAL FLOOR AREA: 1063 sq.ft. (98.7 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: C
Tenure: Freehold

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	67	England & Wales	EU Directive 2002/91/EC	81