



50 St. Thomas Road  
Brentwood | Essex | CM14 4DF

FINE & COUNTRY

# OVERVIEW

## 50 St. Thomas Road

This beautifully presented, four bedroom, character home sits quietly within central Brentwood. It is a moments' walk from the high street circa half a mile from the train station, with off road parking, recently landscaped rear garden plus many retained period features.

Step inside through the original, wooden, stain glass front door to the entrance hall, where you are met with an immediate feeling of warmth and character with wood style flooring, high ceilings and stairs leading up to the first floor. Original doors lead off to the ground floor accommodation. To the front of the house you find the main sitting room, a glorious room filled with afternoon sun offering a central period fireplace, handmade storage and shelving in the recess's either side and detailed cornicing, plus picture rail. Situated at the rear of the house is a bright and spacious kitchen/dining room with an open aspect to a further living area. As the social hub of the home, this space seamlessly blends the house with the garden through a set of attractive bifolding doors, with natural light pouring in from above via the sky lantern in the dining area. The kitchen space is a clean modern design offering a central island with breakfast bar to help distinguish the zones and includes a wine cooler. Set under granite work surfaces there is a good level of storage units and integrated appliances, the dining area comfortably takes a table for eight and offers an open plan connection to a further living area with a charming period fireplace, wood style flooring and a door leading back to the entrance hall. The ground floor is concluded with a convenient W.C. beneath the stairs plus a door with access to a handy cellar space which offers excellent additional storage.

Rising to the first floor, you can find the principal bedroom to the front of the house, a spacious, bay fronted room with high ceiling, central fireplace and built in storage. Adjacent to this is bedroom four, which is a versatile room offering potential for a nursery, study space or a dressing room. There are two further double bedrooms and a four-piece bathroom with walk in shower and double ended bath with a central wall mounted mixer tap.



















# STEP OUTSIDE

50 St. Thomas Road

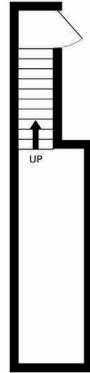
Stepping into the rear gardens through bifold doors from the dining area you are met with an initial seating terrace plus a further raised porcelain terrace to the far end of the garden making the most of the afternoon sun. In between is an area of lawn which has been laid as astroturf for its year round colour and durability. There is gate at the far end allowing rear access and flower borders prime for fresh planting. The rear garden is a key feature of the property enjoying views of the cathedral spire. To the front there is hardstanding for parking and a storm porch to the front door.

St Thomas Road is centrally located in Brentwood, surrounded by a variety of bars, restaurants, and shops. Brentwood High Street, just a short distance away, features a blend of independent boutiques, fashion retailers, cafes, and supermarkets. Brentwood Railway Station is about a 15-minute walk from the area, providing access to the sought-after Elizabeth Line, which connects to London Liverpool Street, Heathrow Airport, and beyond—ideal for commuters. The area also enjoys excellent road links via the A12 and M25, offering easy travel to nearby towns, cities, and London, as well as other parts of the country.

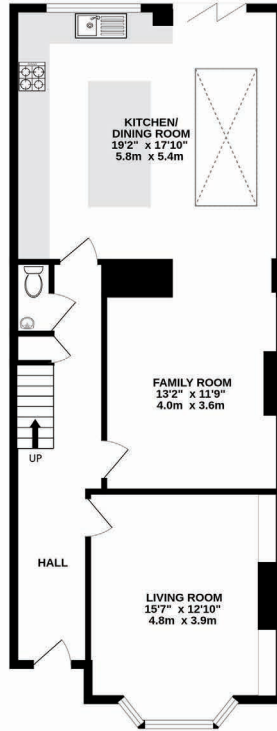
AGENTS NOTE: We are advised by the seller that they had plans passed for a loft conversion to create additional bedroom space with a shower room.(Planning number 21/00532/HHA) These plans have since lapsed and potential buyers are advised to make their own enquiries.



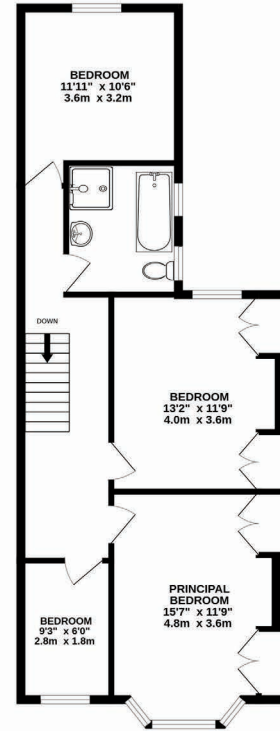
BASEMENT  
101 sq.ft. (9.4 sq.m.) approx.



GROUND FLOOR  
823 sq.ft. (76.5 sq.m.) approx.



1ST FLOOR  
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA: 1619 sq.ft. (150.4 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.

Council Tax Band: F  
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 12293451 Registered Office: F&C Area 25 Limited, 46 Hullbridge Road, South Woodham Ferrers CM3 5NG. Printed 12.09.2024



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