

# HOME



**Brentwood**  
**£575,000**  
**3-bed semi-detached house**

## Westbury Road

This spacious and well-maintained family home offers ample space for a growing family or those looking for a comfortable living space.

Upon arriving at the property, you will be greeted by a driveway that provides parking space for 2 cars, as well as an integral garage ensuring convenience for homeowners and guests alike. The enclosed rear garden is an ideal space for outdoor activities or relaxation, offering privacy and tranquillity.

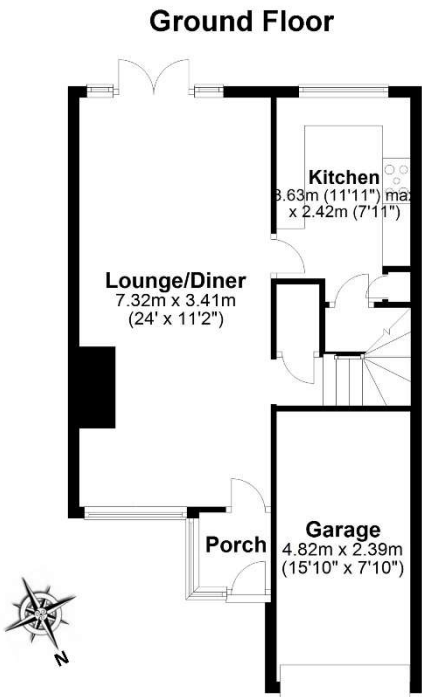
The interior of the house is equally impressive, with a spacious 24ft lounge/diner that is perfect for entertaining guests or enjoying quality family time. The modern fitted kitchen features integrated appliances, making it a functional and stylish space for cooking and meal preparation. All three bedrooms are generously sized and can accommodate double beds, providing ample space for furniture and storage. The bathroom is well-appointed and offers modern fixtures and fittings.

One of the standout features of this property is the potential to extend, subject to relevant planning consent. This offers future homeowners the opportunity to customize and expand the property, catering to their specific needs and preferences.

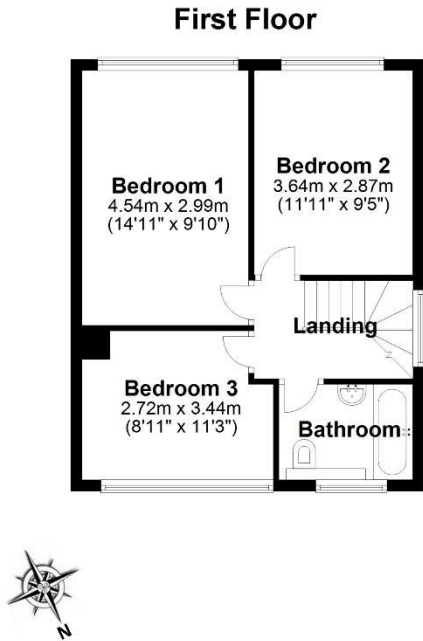
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APPROX INTERNAL FLOOR AREA  
52 SQ M 564 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
95 SQ M 1027 SQ FT  
This plan is for layout guidance only and is  
NOT TO SCALE  
Whilst every care is taken in the preparation  
of this plan, please check all dimensions,  
shapes & compass bearings before making  
any decisions reliant upon them.  
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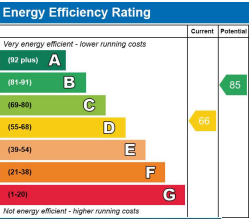


APPROX INTERNAL FLOOR AREA  
43 SQ M 463 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
95 SQ M 1027 SQ FT  
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Features

- Driveway parking for several cars
- Enclosed south facing rear garden
- No onward chain
- 0.2 miles to Brentwood High Street
- Integral garage with electric up and over door
- 3-double bedroom semi detached home
- Potential to extend (STPP)
- 0.3 miles to Brentwood Elizabeth Line Train Station
- 24ft lounge/diner
- Modern fitted kitchen with integrated appliances

EPC Rating



The Nitty Gritty

Tenure: Freehold

Band E is the Council Tax band for this property and the annual council tax bill is £2,405.93.

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £30 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

