

# HOME



**Brentwood**  
**£1,250,000**  
**4-bed detached house**

## Cricketers Lane, Herongate

As you first enter the home you will get a real sense of space with full height windows to the front allowing the natural light to sweep through into the dining hall which measures an impressive 31'2 in depth and has a hardwood staircase in the centre dividing the room. The formal lounge is located to the right hand side of the building, with it's feature black slate tiled fireplace and windows to the front and rear aspects, this then leads through to the study which measures an incredible 18'5 x 11'10 and can be utilised as another formal living area. To the rear of the home you will find the delightful hardwood conservatory with feature log burner and has beautiful views over of the garden and patio area with its sunken fishpond. Heading in the kitchen which incorporates an extensive range of maple style fronted cabinets and drawers with black granite work surfaces and appliances. This then leads into the oversized utility room, again with many cupboards and spaces for appliances plus a door leading through to the triple integral garage. You will also find a ground floor cloakroom opposite the hardwood staircase.

Upstairs is where you will really get a sense of the potential this home has to offer. The landing, with it's vaulted ceiling and long window overlooking the rear is the place where you will get the full understanding of just how far the possibilities lie within this home by creating a first floor extension over the triple garage, this is of course all subject to relevant planning consent. The master bedroom overlooks the front of the home and has a dressing area and modern white suite shower room. Into the second bedroom with a modern sink unit and own dressing room with built in storage cupboard.

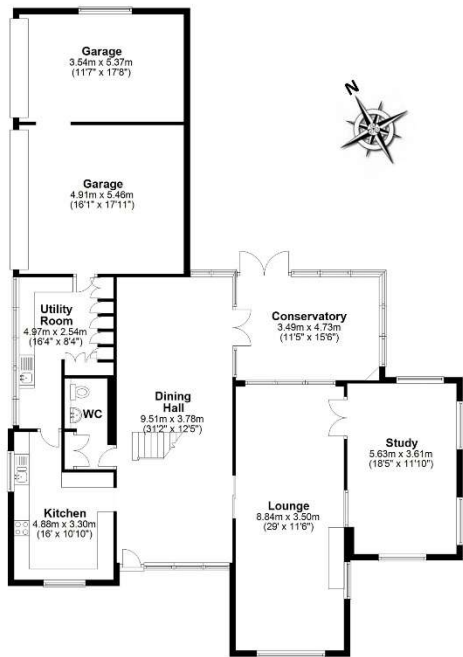
**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

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Floor Plans

Ground Floor

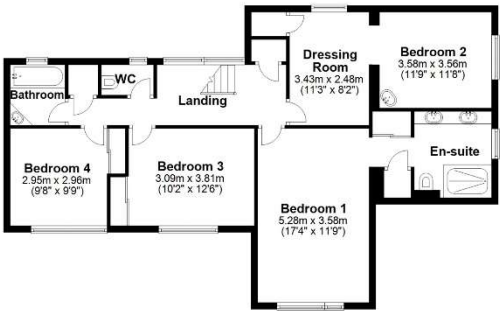


APPROX INTERNAL FLOOR AREA  
139 SQ M 1494 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
227 SQ M 2436 SQ FT  
EXCLUDING GARAGE

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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First Floor



APPROX INTERNAL FLOOR AREA  
88 SQ M 942 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
227 SQ M 2436 SQ FT  
EXCLUDING GARAGE

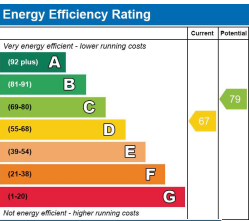
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Features

- 0.5 acre plot
- 2,436 SQ.FT of accommodation
- Potential to extend (STPP)
- Four formal reception rooms
- Kitchen and separate utility room
- Master bedroom with ensuite shower room
- Bedroom two with separate dressing room
- Ground floor cloakroom
- Triple integral garage with electronic up and over doors
- No onward chain

EPC Rating



The Nitty Gritty

Tenure: Freehold

Band G is the Council Tax band for this property and the annual council tax bill is £3,690.32.

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