



45 Rose Valley, Brentwood, CM14 4HT

£625,000

**** NO ONWARD CHAIN - WALK TO STATION AND TOWN CENTRE - LONG REAR GARDEN **** An older style FOUR BEDROOM SEMI DETACHED FAMILY HOME offering excellent accommodation which DOES REQUIRE MODERNISATION. Ground floor: GOOD SIZE HALL, SITTING ROOM, SEPARATE DINING ROOM, KITCHEN (needs updating). First floor: FOUR BEDROOMS, SHOWER ROOM, SEPARATE WC. The property has gas radiator heating, driveway parking, garage and upvc double glazed windows.

ACCOMMODATION COMPRISES

Frosted part glazed entrance door to hall.

ENTRANCE HALL



Radiator, two under stair cupboards, secondary double glazed window to front.

SITTING ROOM 14'8 maximum x 12 (4.47m maximum x 3.66m)



Radiator, square bay upvc double glazed window to front.

DINING ROOM 16 x 10'6 (4.88m x 3.20m)



Two radiators, tiled fireplace with hearth and mantle, upvc double glazed French doors with windows either side to walk on balcony.

ADDITIONAL VIEW



WALK ON BALCONY



Enjoys lovely views to a picturesque garden.

KITCHEN (needs updating) 12'9 x 7'5 (3.89m x 2.26m)

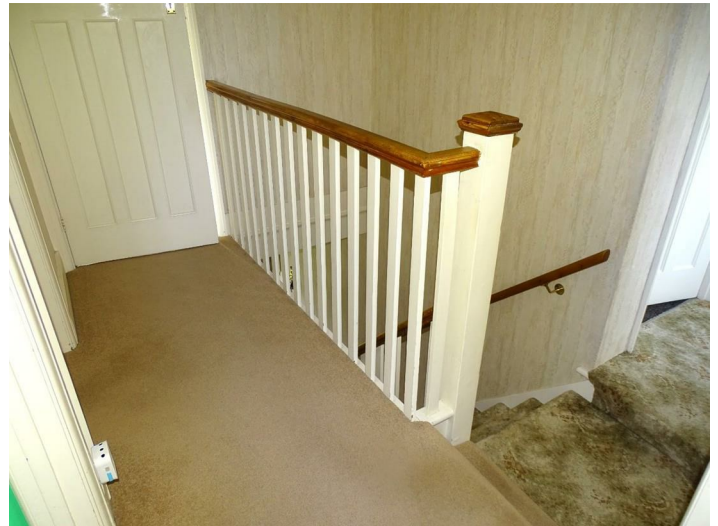


Range of worktops, drawers and cupboards, wall mounted cupboards, larder cupboard, radiator, wall mounted Worcester boiler, two frosted upvc double glazed windows, frosted part glazed door with steps leading down to the rear garden.

REVERSE VIEW



SPLIT LEVEL LANDING



Airing cupboard, access to roof space, upvc double glazed window to rear.

BEDROOM ONE 14'8 x 11'5 (4.47m x 3.48m)



Radiator, fitted wardrobes, square bay upvc double glazed window to front.

FURTHER VIEW



BEDROOM TWO 12'4 x 11'5 (3.76m x 3.48m)



Radiator, wash hand basin, built in cupboard, upvc double glazed window to rear.

ADDITIONAL VIEW

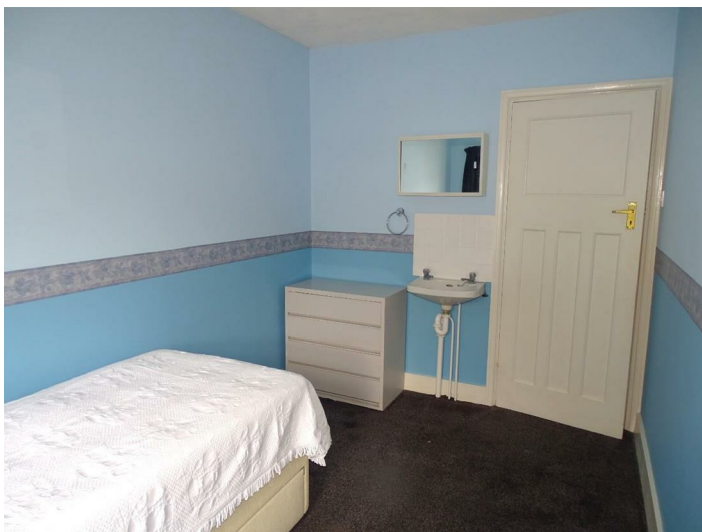


BEDROOM THREE 11'11 x 7'8 (3.63m x 2.34m)



Radiator, wash hand basin, upvc double glazed window to front.

REVERSE VIEW



BEDROOM FOUR 6'8 x 6'6 (2.03m x 1.98m)



Radiator, upvc double glazed window to front.

SHOWER ROOM 6'6 x 6 (1.98m x 1.83m)



White pedestal wash hand basin, walk in tiled shower unit, radiator, half tiled walls, upvc double glazed window to rear.

SHOWER UNIT



LONG REAR GARDEN



SEPARATE WC



low level wc, radiator, frosted upvc double glazed window to rear.

A beautiful garden which is lawned to the upper area with well stocked shrub and tree borders. An attractive archway then leads through to the lower garden areas.

REAR ELEVATION



OUTSIDE

The front garden is lawned with various shrubs and an established tree. There is shared side access with a gate in to the rear garden.

DRIVEWAY AND GARAGE

There is off road driveway parking for one car leading to the garage which has a door in to the rear garden. Butler sink with cold water. There is permit parking in the road.

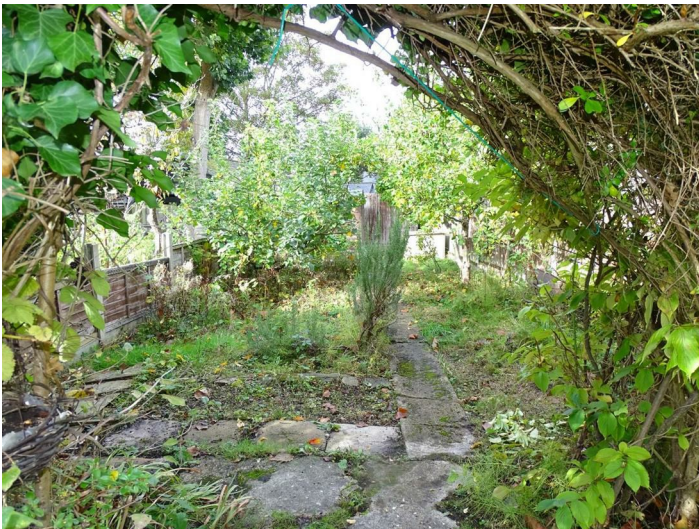
TOP GARDEN AREA



GARDEN EQUIPMENT STORAGE



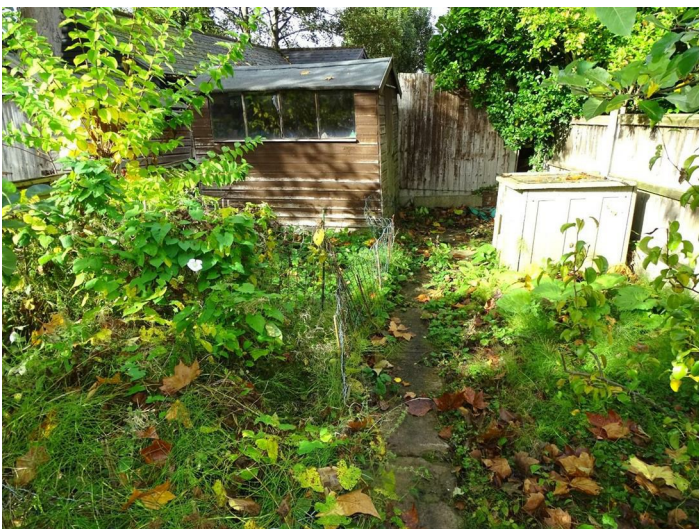
MIDDLE GARDEN AREA



TWO USEFUL OUTSIDE STORE CUPBOARDS



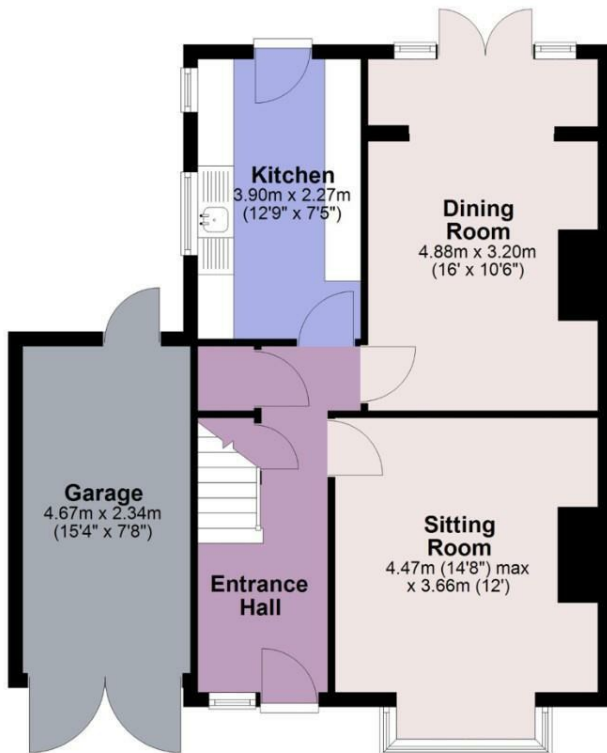
LOWER GARDEN AREA



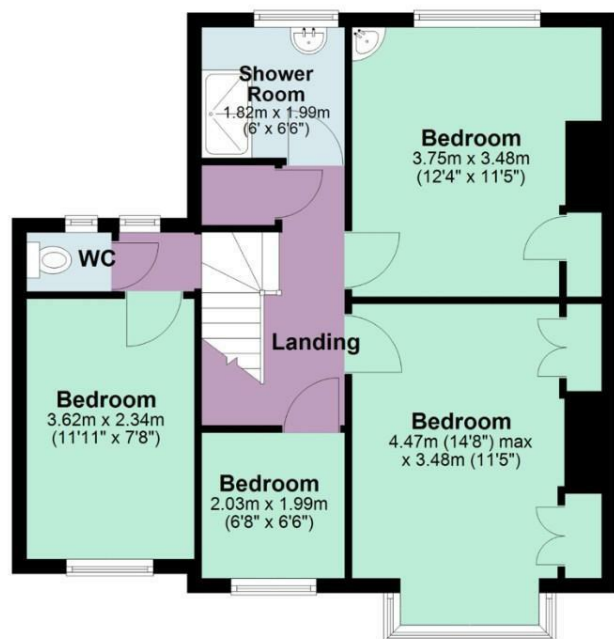
Located under the balcony.

FOOT OF THE GARDEN

Ground Floor



First Floor

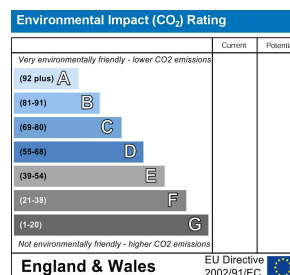
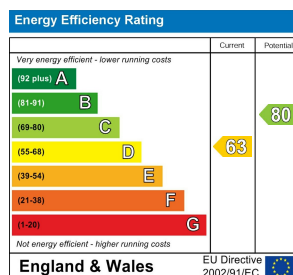


APPROX INTERNAL FLOOR AREA 117 SQ M (1250 SQ FT) (Includes Garage)

This floorplan is for illustrative purposes only and is **NOT TO SCALE**

All measurements are approximate **NOT** to be used for valuation purposes

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