

**Myrtle Road, Brentwood
CM14 5EG
£450,000 Freehold**

Town & Country
residential sales and lettings



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- **TWO MINUTE WALK TO TRAIN STATION**
- **TWO DOUBLE BEDROOMS**
- **LOUNGE**
- **SEPARATE DINING ROOM**
- **NEW FITTED KITCHEN**
- **NEWLY REMODELLED SHOWER ROOM**
- **GAS CENTRAL HEATING & DOUBLE GLAZED THROUGHOUT**
- **GARDEN & PATIO AREA**
- **VICTORIAN TERRACED HOUSE**
- **CLOSE TO TOWN CENTRE SHOPS & AMENITIES**

**** WALKING DISTANCE TO TRAIN STATION ****

Presenting an exciting opportunity for first-time buyers and families alike, this Victorian terraced house, located within a 2 minute walk to Brentwood train station, is now available for sale. The property encapsulates the charm of a traditional British home, seamlessly blending it with modern conveniences for an elevated living experience.

This house boasts two reception rooms, currently being used as a cosy lounge and an elegant dining room. These rooms are perfect for entertaining guests or simply spending quality time with family. The heart of the house is surely the kitchen which has recently been refitted to create a space where culinary dreams can come to life. Whether it's a quick breakfast or a lavish dinner, the kitchen has the capacity to handle it all with ease. To complete the ground floor, the newly remodelled shower room is equipped with a luxurious rain shower. The first floor, with its two spacious double bedrooms offers an inviting and cosy atmosphere, perfect for relaxation after a long day.

In summary, this property provides an excellent opportunity for those looking to take their first step onto the property ladder or for families in search of a comfortable, well-located home. Its blend of charm, modern amenities, and prime location makes it a truly unique find in today's market. Don't let this opportunity slip away, reach out to us to schedule a viewing.

**** THIS PROPERTY WILL BE SOUGHT AFTER - DON'T MISS OUT ****



The accommodation with approximate room sizes are as follows:

LOUNGE

12' 1" x 11' 2" (3.68m x 3.40m)

Wooden partially glazed entrance door, double glazed sash window to front aspect, wood effect flooring, centre light, radiator.

DINING ROOM

12' 4" x 11' 11" (3.76m x 3.63m)

Door to rear garden, wood effect flooring, centre light, radiator. Under stairs storage cupboard, stairs to first floor landing.

KITCHEN

8' 4" x 6' 11" (2.54m x 2.11m)

Double glazed window to side aspect, tiled flooring, inset spot lights. Range of newly fitted contemporary wall and base units with contrasting Marble effect worktop and splashback. Integrated composite sink/drain unit, integrated electric hob with extractor over and integrated oven. Space for fridge/freezer, washing machine and dishwasher.

SHOWER ROOM

6' 10" x 5' 2" (2.08m x 1.57m)

Obscured window to side aspect, tiled flooring, inset spot lights. Walk-in shower enclosure with rainfall shower, low level WC and wall mounted hand basin, fully tiled walls, heated towel rail.



FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

11' 11" x 11' 1" (3.63m x 3.38m)

Two double glazed sash windows to front aspect, carpet flooring, centre light, radiator, picture rail.

BEDROOM TWO

12' 0" x 9' 10" (3.65m x 2.99m)

Double glazed sash window to rear aspect, wood flooring, centre light, radiator. Built-in wardrobe, storage cupboard, picture rail.

EXTERIOR

FRONT

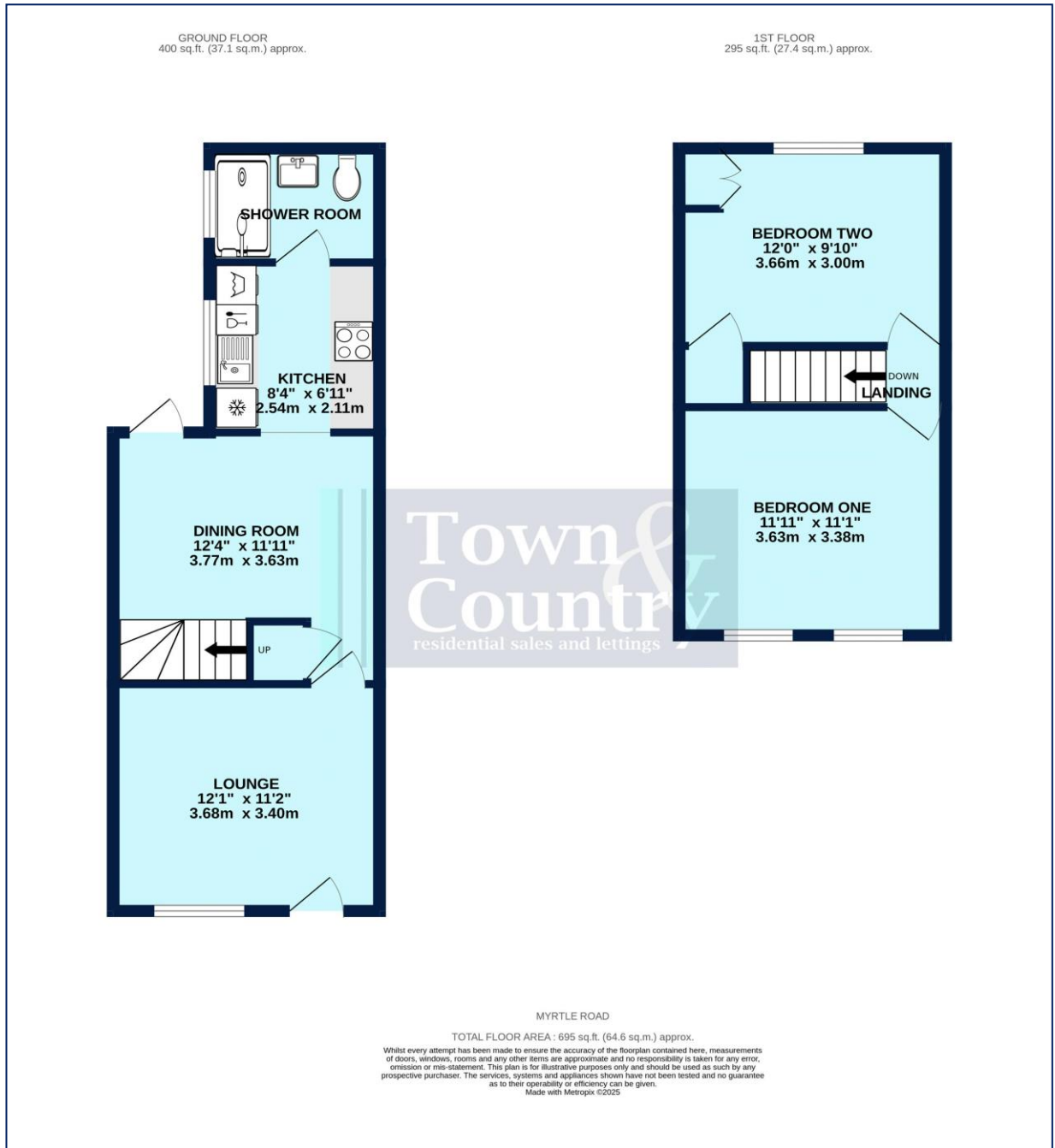
Wrought iron railings and gate, low maintenance slate chippings.

REAR

Patio to side and rear, laid to lawn, garden shed, side access via next door.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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