



BlueprintProperty Group

Asking Price £1,200,000
London Road, Brentwood, CM14



 5
Bedrooms

 4
Bathrooms

1 Oscar House, 1b Fairfield Road, Brentwood, Essex, CM14 4LR |
management@blueprintproperties.co.uk

01277287931



Extensively Renovated - Beautiful Family Home - South Facing Garden
- Open Planned Kitchen Living Area - Turn Key Property - Book a
viewing now!

Extensively renovated - Beautifully presented family home - south-facing garden - Open planned kitchen living area - Turn Key Property!

Situated on the highly sought-after West side of Brentwood within the popular St Peters school catchment (subject to acceptance) is this five bedroom detached 1930s-built family home. The property has received extensive renovation work with premium figures and fitting throughout. This family home is Ideally situated for access to Brentwoods vibrant high street offering a comprehensive range of shopping, leisure and recreational facilities within 0.7 miles and Brentwood mainline railway station which provides links to London Liverpool Street is within 0.8 miles.

The property offers a slightly elevated position with off-street parking provided for a number of vehicles, leading to an attached garage. To the rear is a beautiful and well-maintained 100 ft mainly south-facing garden with artificial grass creating a space that can be used for entertainment all year round.

This house must be viewed to be fully appreciated.

Kitchen / Living 27' 2" x 14' 2" (326" x 170")

Living Room 14' 10" x 12' 7" (4.52m x 3.84m)

Dining Room 12' 7" x 11' 11" (3.84m x 3.63m)

Study 8' 5" x 7' 9" (2.57m x 2.36m)

Play Room

Utility Room 10' 5" x 7' 7" (3.17m x 2.31m)

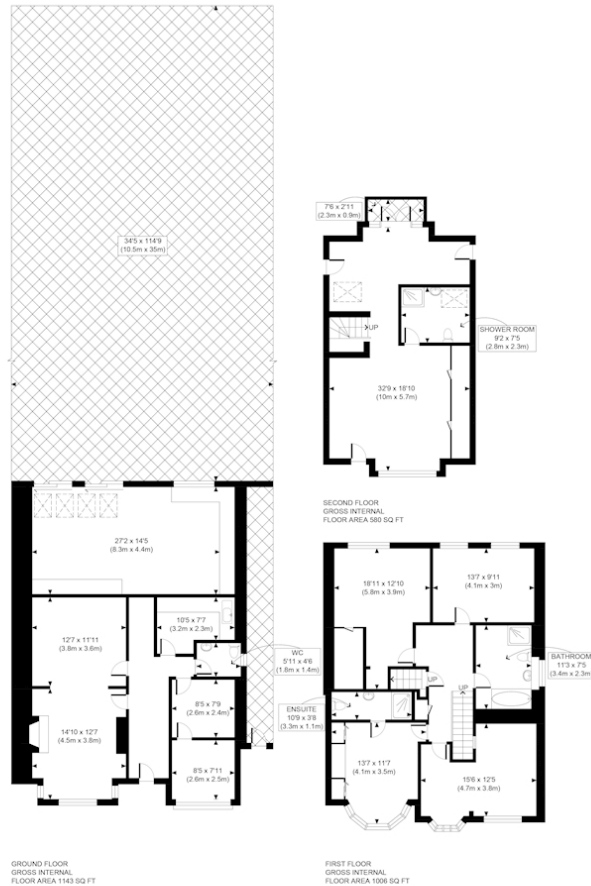
Master Bedroom 32' 9" x 18' 10" (NaNm x 5.74m)

Bedroom Two

Bedroom Three

Bedroom Four 13' 7" x 11' 7" (4.14m x 3.53m)

Bedroom Five



APPROX. GROSS INTERNAL FLOOR AREA 2199 SQ FT / 204 SQM
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.
 While we do not doubt the floor plan accuracy and completeness, you or your advisors should
 conduct a careful, independent investigation of the property in respect of necessary valuation.

London Road
 320922
 photoplan



Energy performance certificate (EPC)

74, London Road
BRENTWOOD
CM14 4NJ

Energy rating

E

Valid until: **14 May 2024**

Certificate number: **8124-7225-2860-8317-9992**

Property type

Detached house

Total floor area

104 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 250 mm loft insulation	Good
Window	Mostly double glazing	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 50% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 305 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Cavity fill is recommended
-

Environmental impact of this property

This property's current environmental impact rating is E. It has the potential to be C.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces 6 tonnes of CO2

This property produces 6.1 tonnes of CO2

This property's potential production 2.7 tonnes of CO2

By making the [recommended changes](#), you could reduce this property's CO2 emissions by 3.4 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from E (51) to C (77).

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£344
2. Floor insulation	£800 - £1,200	£71
3. Low energy lighting	£25	£25
4. Solar water heating	£4,000 - £6,000	£39
5. Solar photovoltaic panels	£9,000 - £14,000	£253

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022\)](https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022). This will help you buy a more efficient, low carbon heating system for this property.

[Find energy grants and ways to save energy in your home \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency).

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£1344
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Potential saving	£478
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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you [complete each recommended step in order](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](#) (<https://www.gov.uk/improve-energy-efficiency>).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used
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Space heating	19210 kWh per year
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Water heating	2865 kWh per year
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Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Cavity wall insulation	6715 kWh per year
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Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Ian Willson
Telephone	01245 445215
Email	ianwillson@hotmail.co.uk

Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID201513
Telephone	01225 667 570
Email	info@quidos.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	13 May 2014
Date of certificate	15 May 2014
Type of assessment	RdSAP
