



J

**Coleridge Walk, Brentwood, CM13 2RT**  
**Best offers over £375,000**

**Jenkins**  
Property

Opportunities like this are rare, a two double bedroom, semi-detached house in the Hutton area has the potential for extension to the side, rear and into the loft space to create a fantastic family home, or potential for another property within the large plot which is over 3400 sq.ft STPC, positioned at the end of a cul-de-sac and within a short distance of favoured local primary schools and good selection of Secondary Schools, and the property falls within the catchment for the popular St.Martin's secondary school. Brentwood and Shenfield mainline stations with trains into London are also within just a short drive.

- ROOM TO BUILD STPC
- EXTEND EXISTING TO FAMILY HOME STPC
- POTENTIAL SIDE BUILDING PLOT STPC
- SEMI DETACHED COTTAGE
- SOUGHT ATER HUTTON LOCATION
- CHAIN FREE PROPERTY
- RESIDENTIAL CUL-DE -SAC
- GOOD CHOICE OF LOCAL SCHOOLING
- IN EXCESS OF 3400 SQ FT PLOT
- INVESTMENT OPPOTUNITY

**Entrance porch 2'9" x 3'7" (0.84 x 1.10)**

**Open plan Living room / Fitted kitchen 33'9" x 12'0" (10.31 x 3.66)**

**Rear extension ( potential bath / shower room 8'9" x 4'4" (2.68 x 1.33)**

**Wc 4'7" x 2'7" (1.41 x 0.80)**

**First floor landing 3'3" x 2'5" (1.00 x 0.75)**

**Bedroom 11'10" x 10'11" (3.62 x 3.33)**

**Bedroom 11'11" x 10'9" (3.64 x 3.29)**

**Storage cupboard 3'4" x 2'6" (1.04 x 0.77 )**

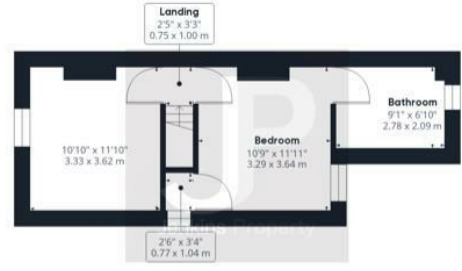
**Bathroom 9'1" x 6'10" (2.78 x 2.09)**

**Garage 18'1" 8'0" (5.52 2.46)**

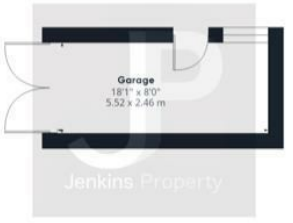




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>0</sup>  
 931.8 ft<sup>2</sup>  
 86.57 m<sup>2</sup>

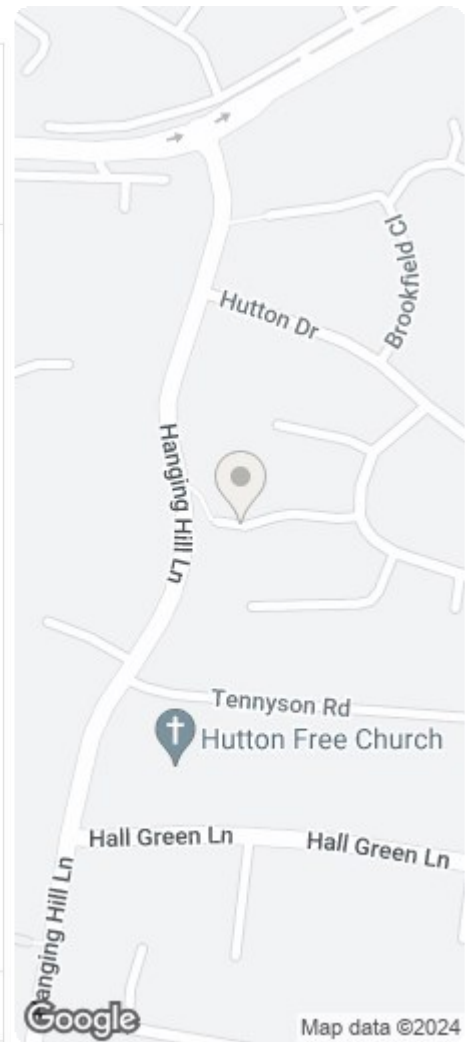
Reduced headroom  
 7.53 ft<sup>2</sup>  
 0.7 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



| Energy Efficiency Rating |        | Environmental Impact (CO <sub>2</sub> ) Rating |        |
|--------------------------|--------|--|--------|
| Current                  | Target | Current  | Target |
| 79                       | 79     | A  | A      |
| 53                       | 53     | B  | B      |
|                          |        | C  | C      |
|                          |        | D  | D      |
|                          |        | E  | E      |
|                          |        | F  | F      |
|                          |        | G  | G      |

EU Directive 2002/91/EC

