



**The Cobbles, Brentwood, CM15 8BP**  
**£525,000**

**Jenkins**  
Property



Three bedroom family home with the benefit of planning passed for a single storey side extension and garden room (planning Ref. No: 24/00053/S192) therefore converting to a four bedroom property with favourable versatile living accommodation. Being well placed for both Shenfield and Brentwood Station with both popular town centres and highly desirable schools practically on your doorstep. There is also a further opportunity to acquire a piece of land adjacent to the property if desired under separate negotiation.

- Planning Passed for Ground Floor Extension
- Three Bedrooms
- Large Open Plan Kitchen Diner
- First Floor Family Bathroom
- Off Street Parking
- Adjacent Parcel of Land Available Under sSeparate Negotiation
- First Floor Living Room (Future Bedroom Four)
- Ground Floor WC
- Good Size Rear and Side Garden

#### Entrance Area

**Kitchen Diner 23'7" x 11'4" (7.19m x 3.45m)**

#### Ground Floor WC

#### Landing

**Bedroom One 14'5" x 8'11" (4.39m" x 2.72m")**

#### En Suite

**Bedroom Two 10'4" x 8'1" (3.15m" x 2.46m")**

**Bedroom Three 9'1" x 8'11" (2.77m" x 2.72m")**

**First Floor Living Room 16'2" x 11'7" (4.93m" x 3.53m")**

#### Family Bathroom

#### Exterior

Good size rear and side garden.

#### Front Garden

Off street parking

#### Agents note

Permission granted.  
Application for a Lawful Development Certificate for a Proposed Use or Development for a single storey side extension and garden room.  
3 The Cobbles Brentwood Essex CM15 8BP  
Ref. No: 24/00053/S192 | Validated: Tue 16 Jan 2024 | Status: Decided

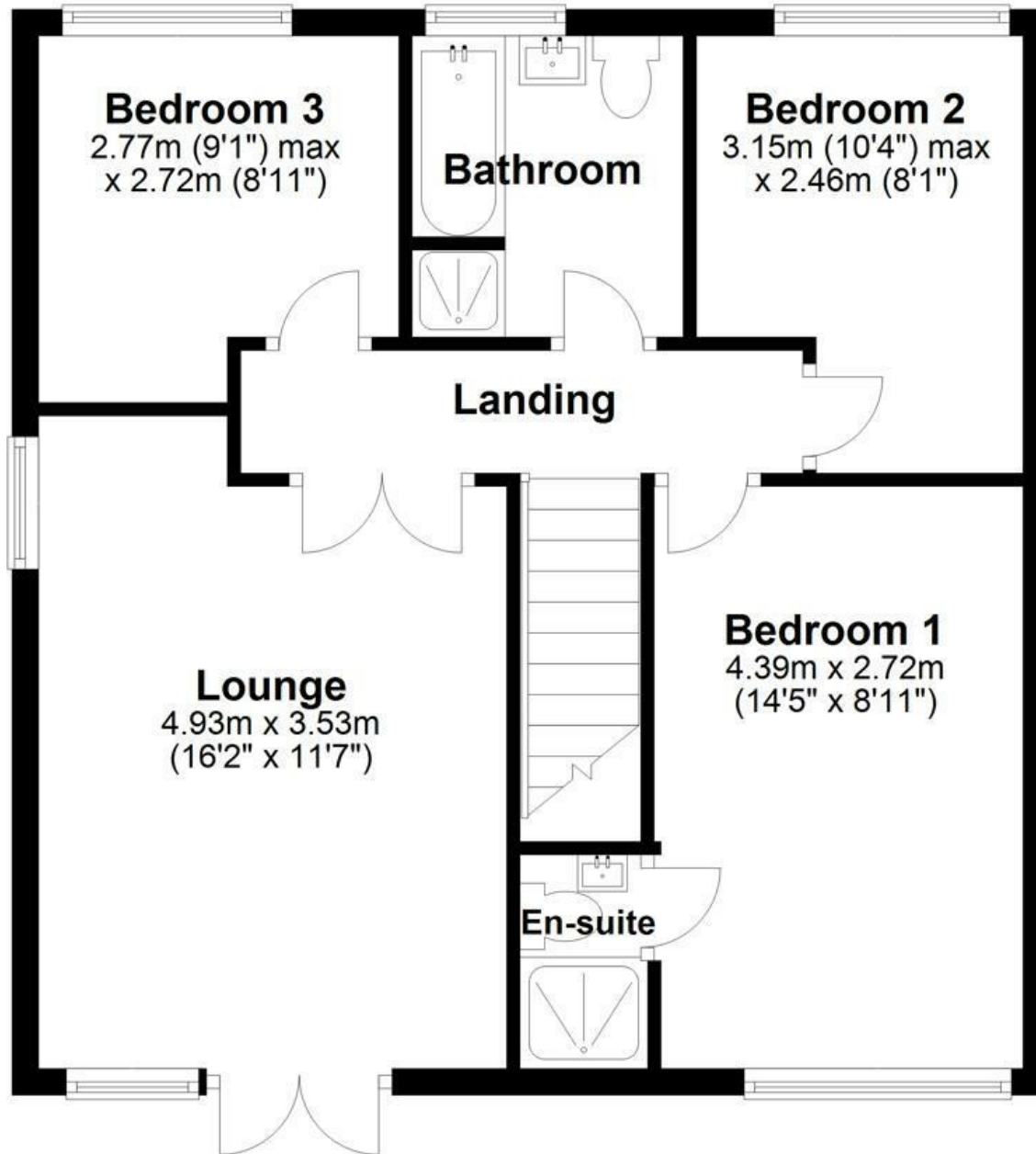
#### Adjacent land

Adjacent piece of garden land under separate title adjoining the perimeter available under separate negotiation measuring 117 sq meters.



# First Floor

Approx. 57.0 sq. metres (613.5 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
85	85	A	A
68	68	B	B
		C	C
		D	D
		E	E
		F	F
		G	G

England & Wales EU Directive 2002/91/EC



