



Robin Hood Road, Brentwood, CM15 9EN  
£1,250,000

Jenkins  
Property

Welcome to Robin Hood Road, Brentwood - a charming location that could be the perfect setting for your new home! This delightful house boasts not one, but three spacious reception rooms, offering plenty of space for entertaining guests or simply relaxing with your loved ones. With five bedrooms spread across the property, there is ample room for a growing family or for those who enjoy having extra space for guests or hobbies.

The three bathrooms in this house ensure that there will be no more waiting in line during the morning rush, providing convenience and comfort for all residents. Whether you prefer a quick shower or a long soak in the tub, you'll have plenty of options to choose from.

The layout of the house offers a great flow between rooms, making it easy to navigate and enjoy every corner of your new abode.

Located in Brentwood, you'll have access to a range of amenities, schools, and green spaces, providing a well-rounded lifestyle for you and your family. Don't miss out on the opportunity to make this house your own and create lasting memories in this wonderful property on Robin Hood Road.

- Stunning Victorian house
- Deceptively spacious
- Just under 3000 sqft of living space in total
- Three reception rooms
- Impressive Kitchen family room
- Seperate dining room
- Luxury Master suite
- Five bedrooms
- Finished to a very high standard
- No onward chain

## Reception Hallway

**Living room 13'10" x 13'2" (4.23 x 4.03)**

**Utility room 12'8" x 9'8" (3.88 x 2.96)**

**WC 5'1" x 3'8" (1.57 x 1.14)**

**Kitchen Family room 27'6" x 13'10" (8.40 x 4.24)**

**Dining room 13'9" x 9'6" (4.2 x 2.91)**

## First floor landing

**Master suite 26'3" x 10'0" (8.02 x 3.05)**

**Ensuite 10'1" x 4'5" (3.08 x 1.35)**

**Bathroom 7'10" x 7'1" (2.4 x 2.16)**

**Bedroom two 12'3" x 12'0" (3.75 x 3.68)**

**Bedroom three 9'4" x 8'9" (2.87 x 2.68)**

## Second floor landing

**Bedroom four 18'4" x 13'2" (5.6 x 4.03)**

**Bedroom five 15'6" x 14'1" (4.74 x 4.31)**

## Shower room

**Basement 23'2" x 5'6" (7.08 x 1.69)**

## Exterior

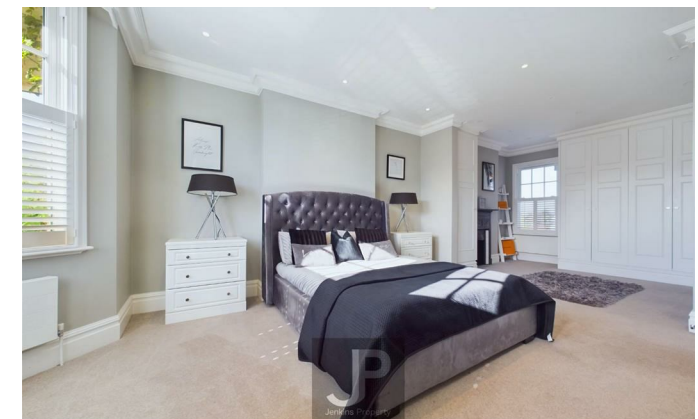
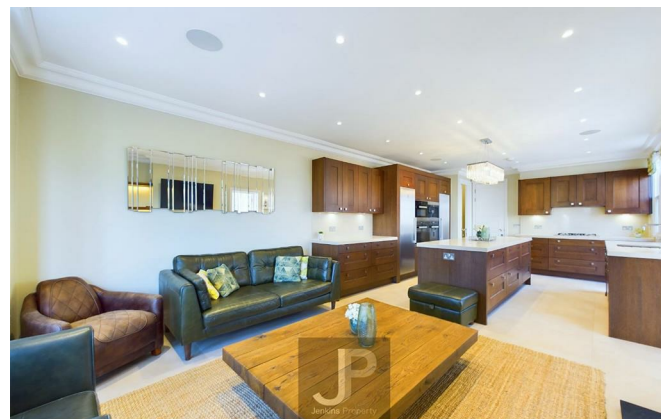
## Rear garden

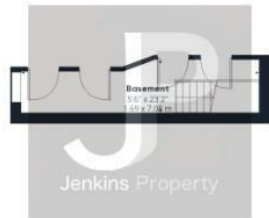
## GYM / outbuilding

**Games room 15'3" x 10'8" (4.65 x 3.26)**

## Outside loo

## Front





Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>

2918.74 ft<sup>2</sup>

271.16 m<sup>2</sup>

Reduced headroom

849.6 ft<sup>2</sup>

7.33 m<sup>2</sup>

(1) Excluding balconies and terraces

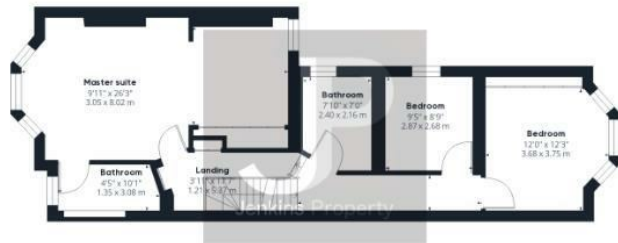
Reduced headroom

Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

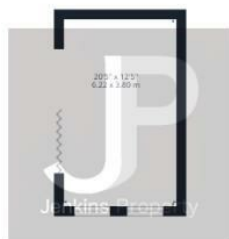
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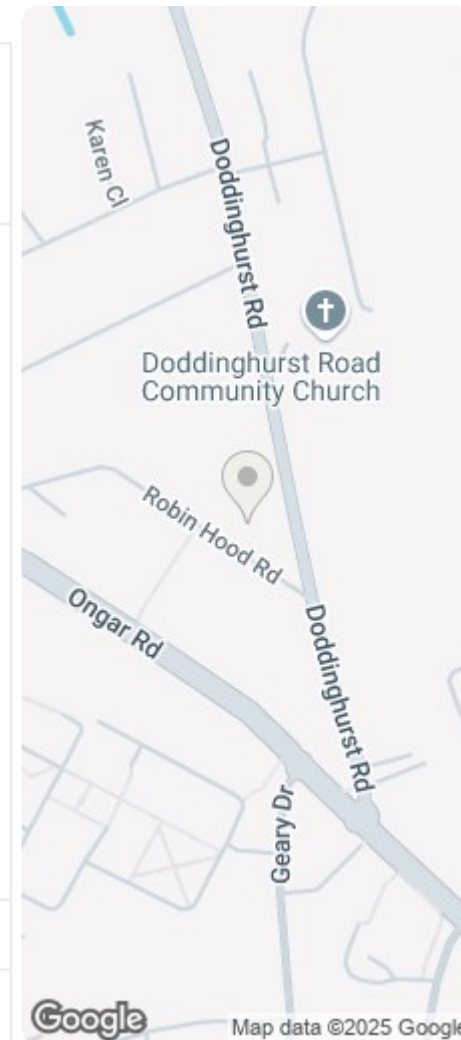
Floor 2 Building 1



Floor 3 Building 1



Ground Floor Building 2



| Energy Efficiency Rating                    |                                             |                                             | Environmental Impact (CO <sub>2</sub> ) Rating                  |                                                                 |                                                                 |
|---------------------------------------------|---------------------------------------------|---------------------------------------------|-----------------------------------------------------------------|-----------------------------------------------------------------|-----------------------------------------------------------------|
| Current                                     | Future                                      | Target                                      | Current                                                         | Future                                                          | Target                                                          |
| 85-95 A                                     | 79-92 B                                     | 79                                          | 34-45 A                                                         | 34-45 B                                                         | 34-45 B                                                         |
| 71-84 B                                     | 66-78 C                                     | 66                                          | 26-33 C                                                         | 26-33 D                                                         | 26-33 D                                                         |
| 55-70 C                                     | 55-65 D                                     | 55                                          | 22-25 E                                                         | 22-25 F                                                         | 22-25 F                                                         |
| 45-54 D                                     | 45-54 E                                     | 45                                          | 19-21 F                                                         | 19-21 G                                                         | 19-21 G                                                         |
| 35-44 E                                     | 35-44 F                                     | 35                                          | 16-18 G                                                         | 16-18 G                                                         | 16-18 G                                                         |
| 25-34 F                                     | 25-34 G                                     | 25                                          | 13-15 G                                                         | 13-15 G                                                         | 13-15 G                                                         |
| 15-24 G                                     | 15-24 G                                     | 15                                          | 10-12 G                                                         | 10-12 G                                                         | 10-12 G                                                         |
| 10-14 G                                     | 10-14 G                                     | 10                                          | 7-9 G                                                           | 7-9 G                                                           | 7-9 G                                                           |
| 1-9 G                                       | 1-9 G                                       | 1                                           | 4-6 G                                                           | 4-6 G                                                           | 4-6 G                                                           |
| Not energy efficient - higher running costs | Not energy efficient - higher running costs | Not energy efficient - higher running costs | Not environmentally friendly - higher CO <sub>2</sub> emissions | Not environmentally friendly - higher CO <sub>2</sub> emissions | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| England & Wales                             | EU Directive 2002/91/EC                     | EU Directive 2002/91/EC                     | England & Wales                                                 | EU Directive 2002/91/EC                                         | EU Directive 2002/91/EC                                         |

