



**Westwood Avenue, Brentwood, CM14 4PA**  
**£725,000**

**Jenkins**  
Property



Nestled in the charming area of Westwood Avenue, Brentwood, this delightful house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a warm and welcoming atmosphere, perfect for families or individuals looking to settle in a peaceful neighbourhood.

As you approach the house, you will be greeted by its attractive façade, which hints at the character and charm that lies within. The interior offers a spacious layout, allowing for both relaxation and entertaining. Natural light floods the living spaces, creating a bright and airy environment that enhances the overall appeal of the home.

The kitchen is well-appointed, providing ample space for culinary endeavours and family gatherings. It seamlessly connects to the dining area, making it ideal for hosting dinner parties or enjoying casual meals with loved ones. The bedrooms are generously sized, offering a tranquil retreat at the end of a busy day.

- 4 Bedrooms
- Recently extended and modernised
- Landscaped rear garden
- Finished to a high spec
- Large master suite
- Large kitchen family room
- Parking for 4 cars

**Hallway 21'7" x 5'3" (6.58 x 1.62)**

**Living Room 14'0" x 10'11" (4.27 x 3.33)**

**Family area 12'2" x 7'8" (3.73 x 2.36)**

**WC 4'6"x.278'10" (1.39x.85)**

**Kitchen dining room 21'9" x 12'8" (6.65 x 3.87)**

**Laundry Room 8'5" x 4'6" (2.59 x 1.38)**

## First floor

**Bedroom Two 13'8" x 8'8" (4.19 x 2.66)**

**Bedroom Three 11'1" x 10'5" (3.38 x 3.2)**

**Bedroom Four 7'8" x 7'7" (2.34 x 2.33)**

**Bathroom 7'7" x 5'5" (2.31m x 1.65m)**

## Second floor

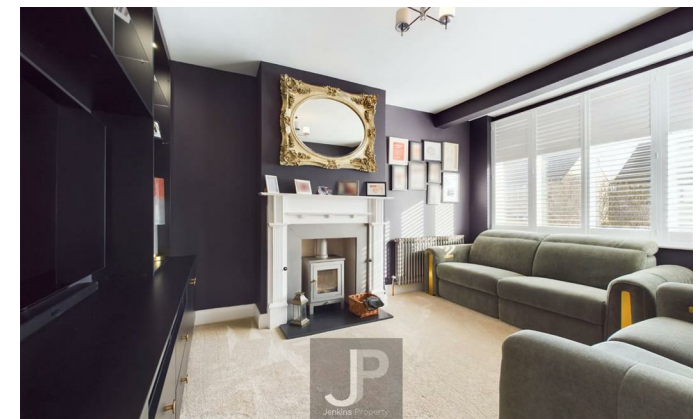
**Master bedroom 7'11" x 16'1" (2.41m x 4.90m)**

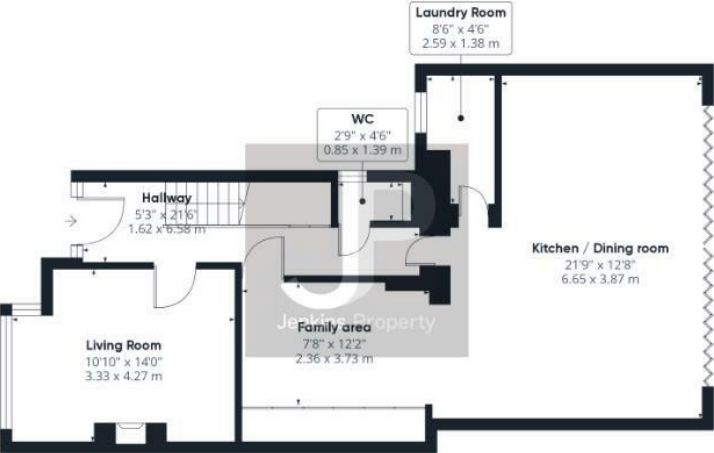
**En suite 5'3" x 5'2" (1.60m x 1.57m)**

## Exterior

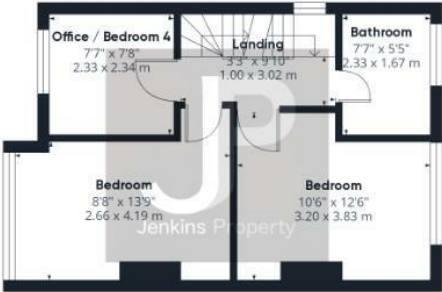
**Front driveway**

**Enclosed rear garden**  
Great social space perfect for entertaining.





Ground Floor



Floor 1



Floor 2



Approximate total area<sup>18</sup>

1329.13 ft<sup>2</sup>  
123.48 m<sup>2</sup>

Reduced headroom

29.64 ft<sup>2</sup>  
2.75 m<sup>2</sup>

(1) Excluding balconies and terraces

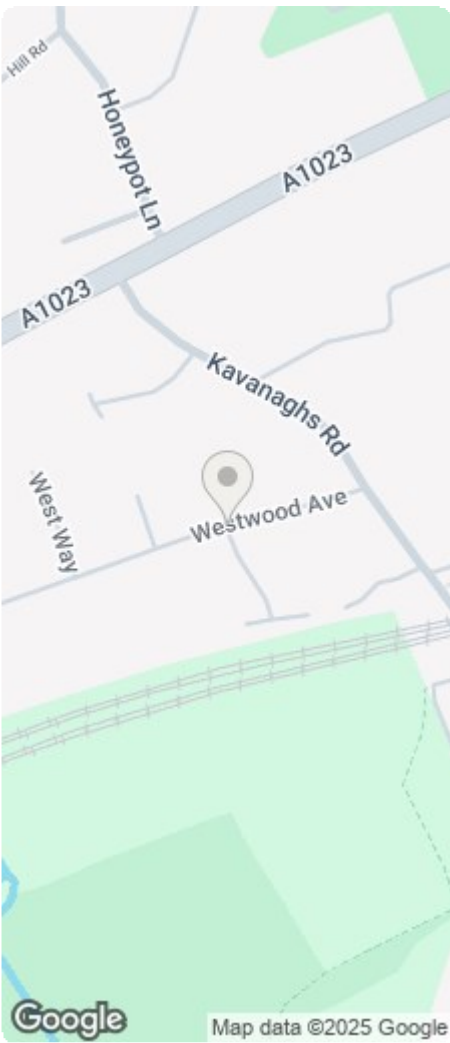
Reduced headroom

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Your energy efficient - lower running costs					
85-92	A		100-149	A	
74-84	B		95-100	B	
69-73	C		90-94	C	
64-68	D		85-89	D	
59-63	E		80-84	E	
54-58	F		75-79	F	
49-53	G		70-74	G	
44-48			65-69		
39-43			60-64		
34-38			55-59		
29-33			50-54		
24-28			45-49		
19-23			40-44		
14-18			35-39		
9-13			30-34		
4-8			25-29		
0-3			20-24		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



