



La Plata Grove, Brentwood, CM14 4LA
Asking price £575,000

Jenkins
Property

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Planning Passed for Extension This semi detached property currently offers three bedrooms and is in a most convenient location for Brentwood station and vibrant town centre, situated in a private cul-de-sac. The surrounding area of Brentwood is known for its excellent local amenities where you will find a variety of favourable schools, shops and parks all within very close proximity, making it an ideal location for families or the busy commuter. The property is also well-connected to public transport, ensuring that commuting to nearby towns and cities is both convenient and straightforward. ***PLANNING PERMISSION PASSED FOR SIDE AND REAR EXTENSION*** Application number ref 24/01353/H/A

Planning Approved

• Front Side and Rear Garden

• Currently Three Bedrooms

• Two Receptions

• Ground Floor Shower/WC

• First Floor Bathroom

• Close To Station

• Close to Town Centre

• Integral Garage

Entrance Hall 5'3" x 5'1" (1.60m" x 1.55m")

Bedroom 7'10" x 8'4" (2.39m" x 2.54m")

Living Room 11'3" x 12'6" (3.43m" x 3.81m")

Bathroom

Reception/Dining Room 10' x 10'9" (3.05m x 3.28m")

Currently being used as a bedroom.

Seperate WC

Exterior

Front rear and side gardens offering sample space for extension.

Conservatory 9'2" x 17'8" (2.79m" x 5.38m")

Parking

Via own driveway

Kitchen 11'5" x 9'4" (3.48m" x 2.84m")

Garage 16' x 8'4" (4.88m x 2.54m")

Laundry/Store Room 10'7" x 8'4" (3.23m" x 2.54m")

Integral

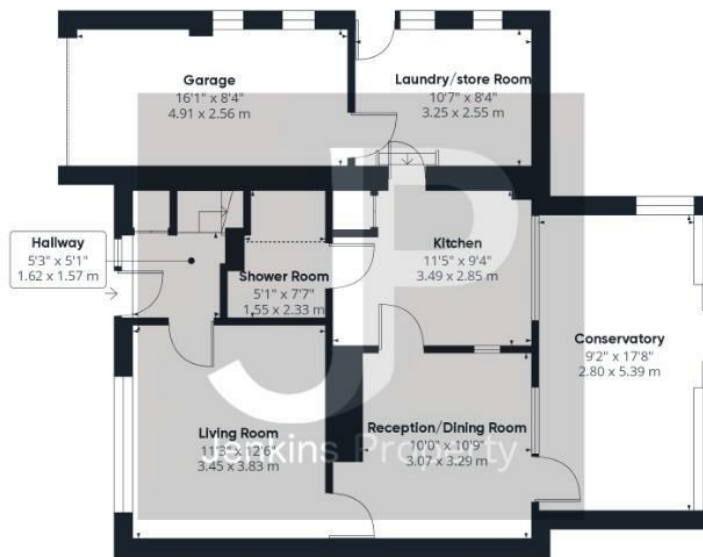
Ground Floor Shower Romm 5'1" x 7'7" (1.55m" x 2.31m")

Landing 9'3" x 8'3" (2.82m" x 2.51m")

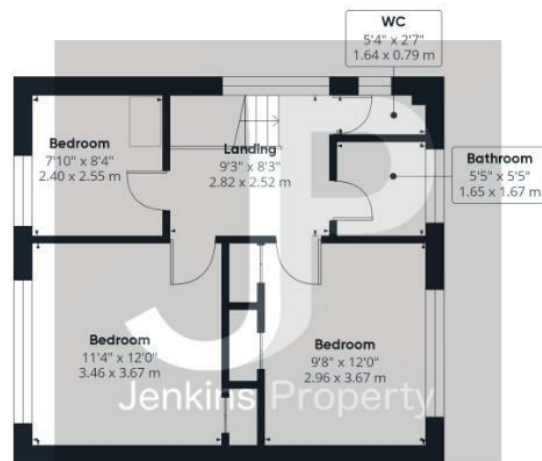
Bedroom 11'4" x 12" (3.45m" x 3.66m")

Bedroom 9'8" x 12 (2.95m" x 3.66m)





Ground Floor



Floor 1



Approximate total area[®]

1279.29 ft²

118.85 m²

Reduced headroom

15.45 ft²

1.44 m²

(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.

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