



**La Plata Grove, Brentwood, CM14 4LA**  
**£675,000**

**Jenkins**  
Property

T: 01277228620

E: SALES@JENKINS-PROPERTY.COM

WWW.JENKINS-PROPERTY.COM

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Property

Favourably close to Brentwood Station and town centre. This new build house is set in a private cul-de-sac of just eight new homes and constructed to a high specification. Offering an open plan kitchen family room and WC to the ground floor. Three bedrooms and bathroom to the first floor and a master bedroom with separate shower room to the second floor.

- Book a design consultation with us to customise the interior layout and style.
- Open plan Kitchen dining room
- Popular location
- En Suite
- Nearby Woodland
- New Build to customise the interior layout and style.
- Close to Station
- Four Beds
- Ground Floor Cloakroom
- Warranty

#### Agents note

Measurement are approximate and subject to small changes. Plans are for indication purposes and are subject to change depending on requirements. Images are an indication of style.

#### Entrance Hall 14'0" (4.27)

Choice of flooring and staircase covering

#### Ground Floor WC 4'0" x 5'11" (1.22 x 1.81)

Choice of tiling

#### Living Room 14'0" x 11'8" (4.27 x 3.58)

Choice of flooring

#### Open Plan Kitchen Dining Area

20'0" x 19'5" max (6.11 x 5.92 max)

Kitchen can be customised within parameters in the spec sheet, Choice of flooring.

#### First floor landing

#### Bedroom Two 13'1" x 10'5" (4.01 x 3.2)

#### Bedroom Three 11'0" x 10'6" (3.37 x 3.21)

#### Bedroom Four 10'5" x 8'5" (3.2 x 2.59)

#### Second floor landing

#### Master bedroom 19'3" x 12'2" (5.89 x 3.72)

#### En-suite

#### Exterior

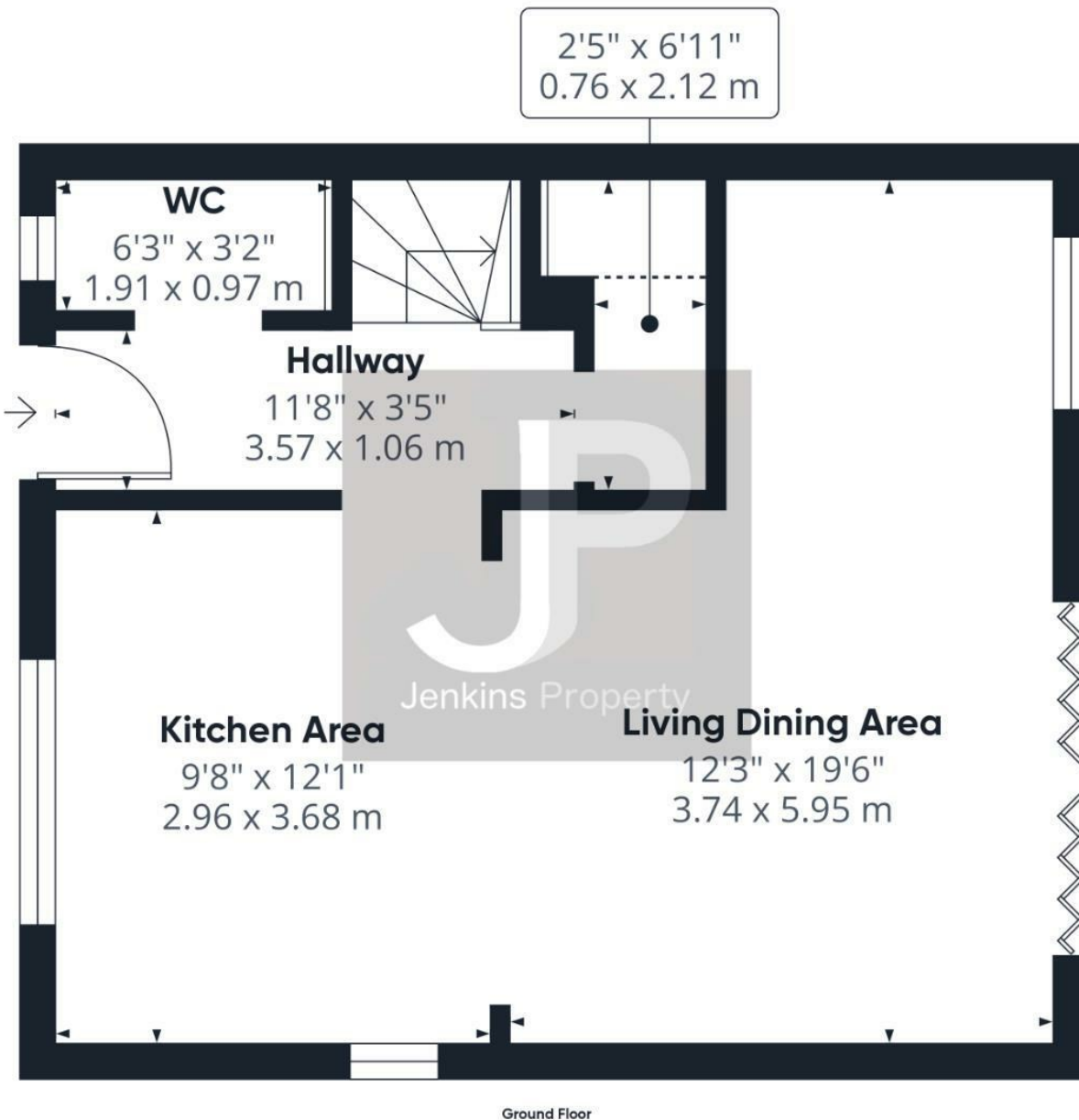
#### Rear garden

Patio and grass

#### Off street parking







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

421.84 ft<sup>2</sup>

39.19 m<sup>2</sup>

Reduced headroom

9.46 ft<sup>2</sup>

0.88 m<sup>2</sup>

(1) Excluding balconies and terraces

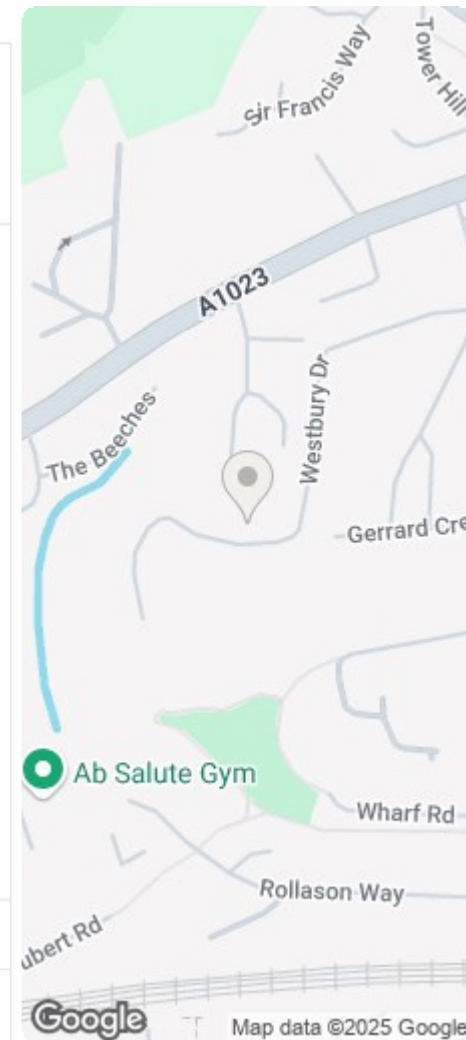
Reduced headroom

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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Total energy consumed - over running costs			
95-100	A		
81-94	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
39-44	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Total environmentally friendly - lower CO <sub>2</sub> emissions			
95-100	A		
81-94	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
39-44	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

