



Outings Lane, Brentwood, CM15 0LS
Guide price £800,000

Jenkins
Property

T: 01277228620

E: SALES@JENKINS-PROPERTY.COM

WWW.JENKINS-PROPERTY.COM

Jenkins
Property

£800,000 - £850,000 Located within a private development in a fantastic village location is this beautifully well-presented four bedroom detached home.

This property has four well-sized double bedrooms, The master bedroom enjoys a dressing area, a walk in wardrobe as well as an ensuite bathroom.

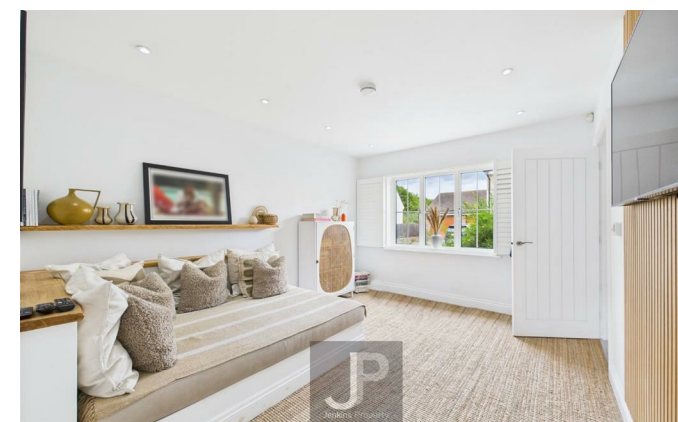
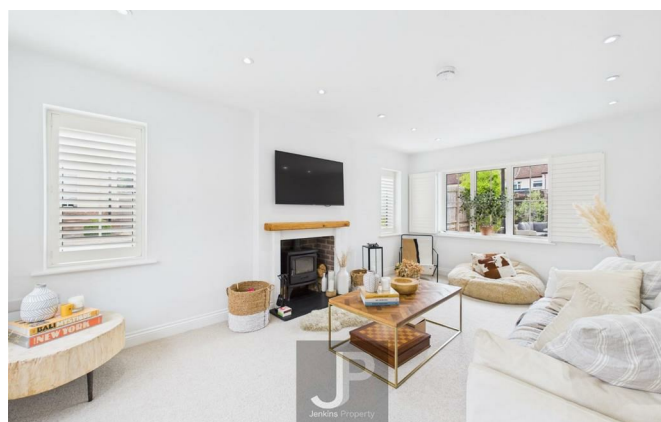
On the ground floor of this property is a modern living room, a separate living sitting and also a luxury kitchen dining-room. There is also a laundry room and cloakroom on the ground floor.

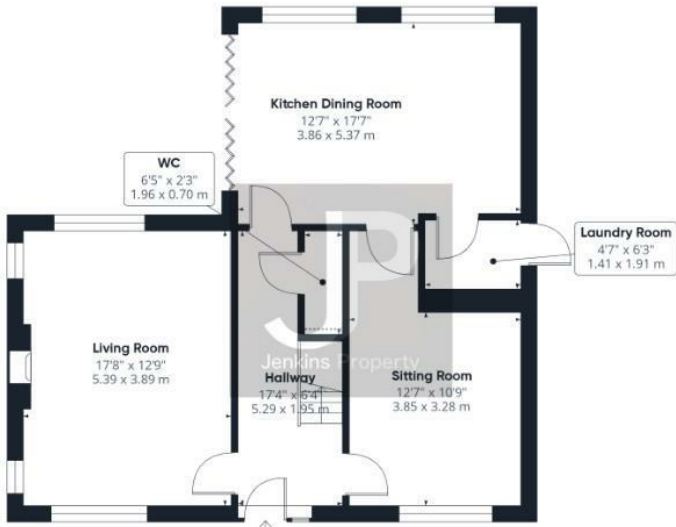
This property boasts a ground source underfloor heating system throughout the whole property which can be controlled thermostatically or controlled by the wifi.

Externally there is a landscaped rear garden and an attached garage with a driveway on the front for parking.

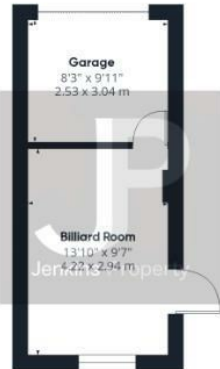
- Modern built
- Three reception areas
- Laundry room
- Very well presented
- Off-road parking
- Four double bedrooms
- Luxury kitchen
- Private development
- Landscaped rear garden
- Attached garage

Hallway 6'5" x 17'9" (1.97 x 5.43)	Ensuite 6'8" x 5'5" (2.04 x 1.66)
Living room 12'11" x 17'11" (3.94 x 5.48)	Bedroom 12'8" x 8'7" (3.87 x 2.64)
Sitting Room 10'10" x 12'11" (3.32 x 3.95)	Bedroom 10'5" x 12'0" (3.20 x 3.67)
Kitchen/Dining Room 17'8" x 12'7" (5.41 x 3.86)	Bedroom 10'11" x 13'1" (3.35 x 4.00)
Laundry Room 6'1" x 4'10" (1.86 x 1.49)	Bathroom 6'8" x 6'6" (2.04 x 1.99)
Cloak Room 2'2" x 6'1" (0.68 x 1.87)	Exterior
Landing 3'4" x 14'9" (1.04 x 4.52)	Large garage with parking in front
Bedroom 12'5" x 8'9" (3.80 x 2.69)	Landscaped rear garden

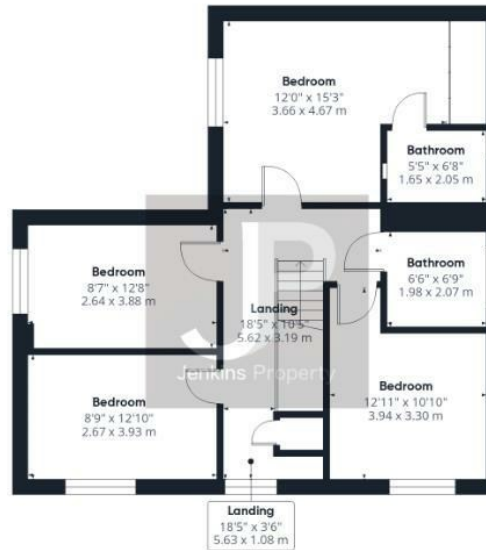




Ground Floor Building 1



Ground Floor Building 2



Floor 1 Building 1



Approximate total area⁽¹⁾

1693 ft²

157.4 m²

Reduced headroom

1 ft²

0.1 m²

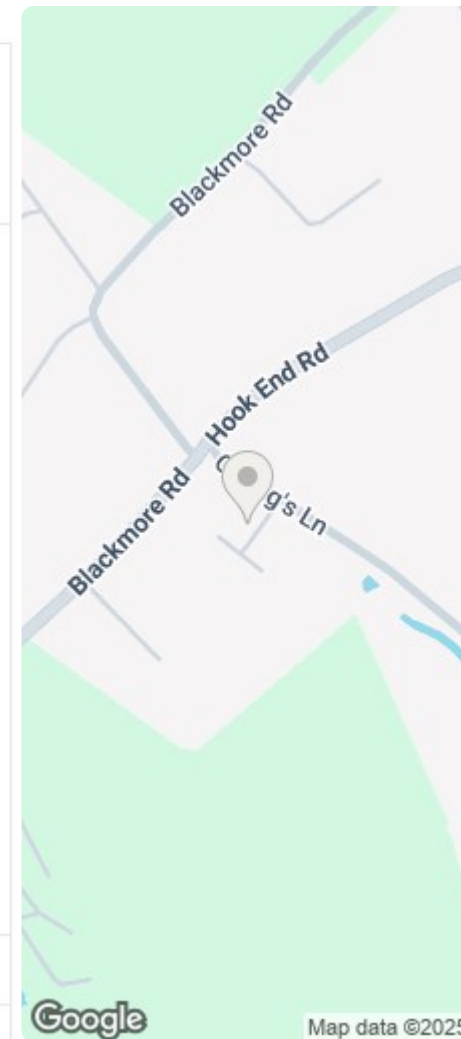
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Your energy efficient - lower running costs			
85-92	A		
79-84	B		
73-78	C		
67-72	D		
61-66	E		
55-60	F		
49-54	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Your environmentally friendly - lower CO ₂ emissions			
35-45	A		
29-34	B		
23-28	C		
17-22	D		
11-16	E		
5-10	F		
-1 to 4	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

