



Junction Road, Brentwood, CM14 5JH
Asking price £465,500

Jenkins Property

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Jenkins
Property

Favourably located for Brentwood Station (Elizabeth line), local shops and the vibrant town centre this charming two bedroom well presented cottage features a well balanced floor plan, first floor shower room and is complemented with off street parking. Upon entrance, the cozy ground floor greets you with a welcoming open-plan light living room and a well-equipped kitchen diner then complemented by a big decked enclosed private terrace for outdoor dining, relaxation and enjoyment. Heading up to the first floor, you'll find two comfortably sized bedrooms providing a perfect private space with a tranquil ambience, one bedroom of which could be adapted to a home office/study. This floor also enjoys a spacious contemporary shower room for ultimate convenience.

- Close To Station
- Popular Warley Area
- Kitchen Diner
- Seperate Living Room
- Enclosed Porch
- Two Bedrooms
- First Floor Shower Room
- Private Terrace/Garden
- Off Street Parking

Porch 4'11" x 2'1" (1.50m" x 0.64m")

Living Room 11'11" x 11'11" (3.63m x 3.63m")

Kitchen Diner 11'10"x 11'9"

Landing

Bedroom One 12'1" x 11'11" (3.68m" x 3.63m")

Bedroom Two 6'11" x 5'9" (2.11m" x 1.75m")

Shower Room 4'9" x 9'2" (1.45m" x 2.79m")

Exterior

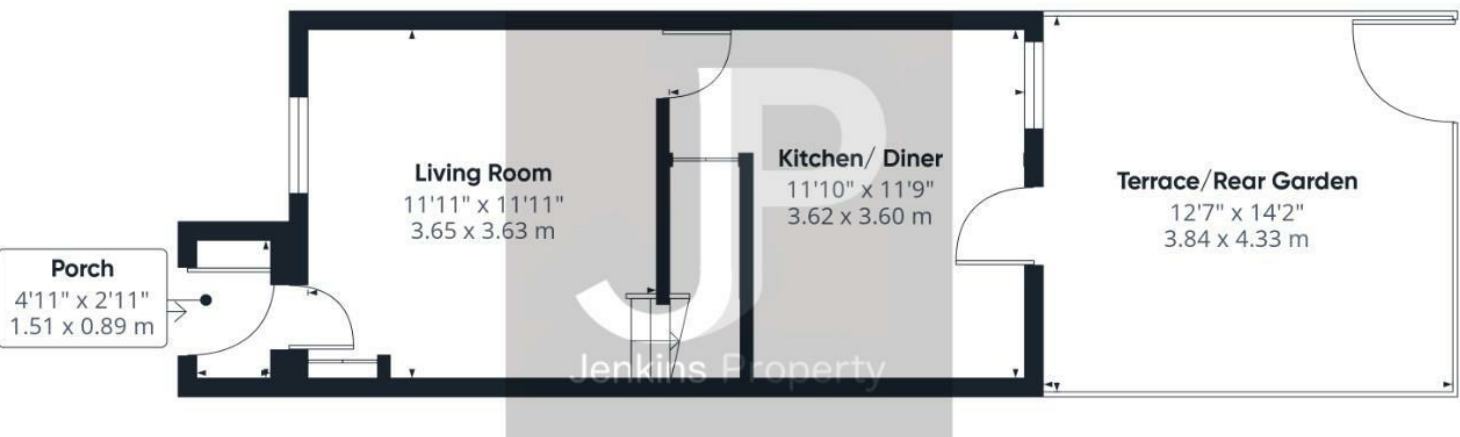
Terrace/Rear Garden

Decked, rear access.

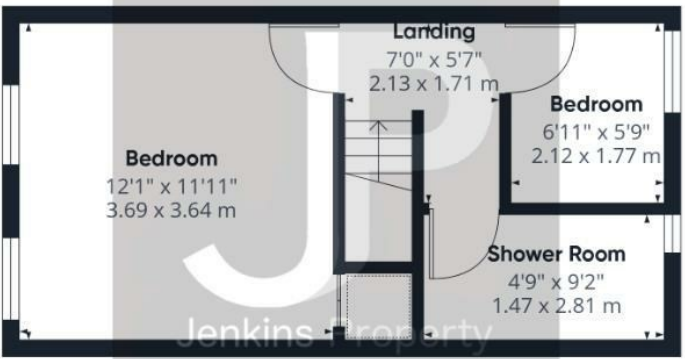
Front

Off street Parking





Ground Floor



Floor 1



Approximate total area^m

563 ft²
52.4 m²

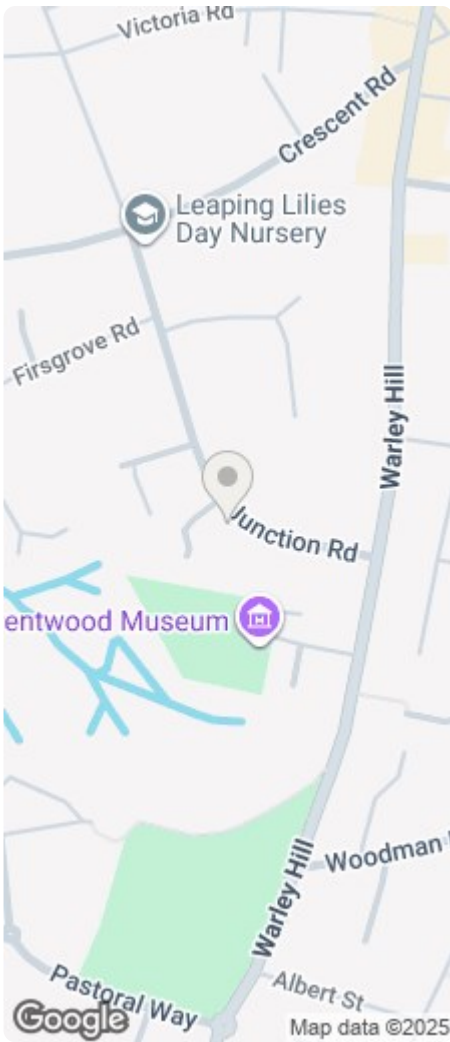
Balconies and terraces

175 ft²
16.3 m²

(1) Excluding balconies and terraces

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

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Total energy efficient - lower running costs			Total environmentally friendly - lower CO ₂ emissions		
85-95	A		35-45	A	
75-85	B		46-55	B	
65-75	C		56-65	C	
55-65	D		66-75	D	
45-55	E		76-85	E	
35-45	F		86-95	F	
25-35	G		96-100	G	
1-25			101-100		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

