



Vine Way, Brentwood, CM14 4UU
Offers over £475,000

Jenkins
Property

Offers over £475,000 The property is a semi-detached four bedroom home with two reception rooms and a separate kitchen. There is also a large integral garage and generous rear garden. The property is situated in a popular residential road within short walk to Brentwood High Street and Broadway. No onward chain.

- Four Bedrooms
- Two reception rooms
- No onward chain
- Separate kitchen
- Garage

Entrance Hall

Double glazed obscure entrance door. Double radiator. Built in cloaks cupboard. Under stairs storage cupboard.

Cloakroom

Double glazed window to side elevation. Half tiled walls. Suite comprises of pedestal wash hand basin and low level WC. Radiator.

Dining room 10'10" x 9' (3.30m x 2.74m)

Double glazed patio doors to rear garden. Ceiling cornice. Radiator. Tiled flooring. Open plan to kitchen.

Kitchen 10'10" x 9'9" (3.30m x 2.97m)

Double glazed window to rear elevation. Double glazed door to rear garden. Fitted with a range of eye and base level units with contrasting work surfaces and tiled splash backs. Inset one and a half bowl sink unit with a mixer tap. Integrated four ring gas hob with extractor hood over, double electric oven, dishwasher and fridge/freezer. Radiator. Tiled floor.

Lounge 19'8" x 10'7" (5.99m x 3.23m)

Double glazed window to front elevation. Portuguese limestone feature fireplace with matching hearth and inset real flame effect gas fire. Two radiators.

First Floor Landing

Bedroom One 12'9" x 10'3" (3.89m x 3.12m)

Double glazed window to front elevation. Fitted wardrobes. Radiator.

Bedroom Two 10'4" x 10' (3.15m x 3.05m)

Double glazed window to rear elevation. Radiator.

Bedroom Three 9'7" x 8'7" (2.92m x 2.62m)

Double glazed window to front elevation. Built in wardrobes. Radiator.

Bedroom Four 8'6" x 7'9" (2.59m x 2.36m)

Double glazed window to rear elevation.

Bathroom

Double glazed translucent window to side elevation. Fully tiled walls. Suite comprises of bath with mixer tap attachment and Aquatronic shower over, wash hand basin with mixer tap and low level wc. Towel warmer.

Front Garden

Private driveway providing off street parking for three vehicles and access to garage. The remainder is mainly laid to lawn with flower and shrub borders. External water tap.

Rear Garden 54' (16.46m)

Commencing with a paved patio area with the remainder mainly laid to lawn with flower and shrub borders. Two storage sheds, one with power connected.

Garage 18' x 8' 2"

Up and over door to front elevation. Courtesy door to side elevation. Power and light connected. Butler sink with tiled splash back. Wall mounted gas boiler.





Dining room
11'6" x 10'7"
3.51 x 3.23 m

Hallway
14'7" x 5'9"
4.46 x 1.75 m

Living Room
9'10" x 16'9"
3.00 x 5.13 m

Kitchen
7'0" x 10'6"
2.14 x 3.20 m

Garage

Ground Floor

Approximate total area⁽¹⁾

474 ft²

44.1 m²

Reduced headroom

3 ft²

0.3 m²

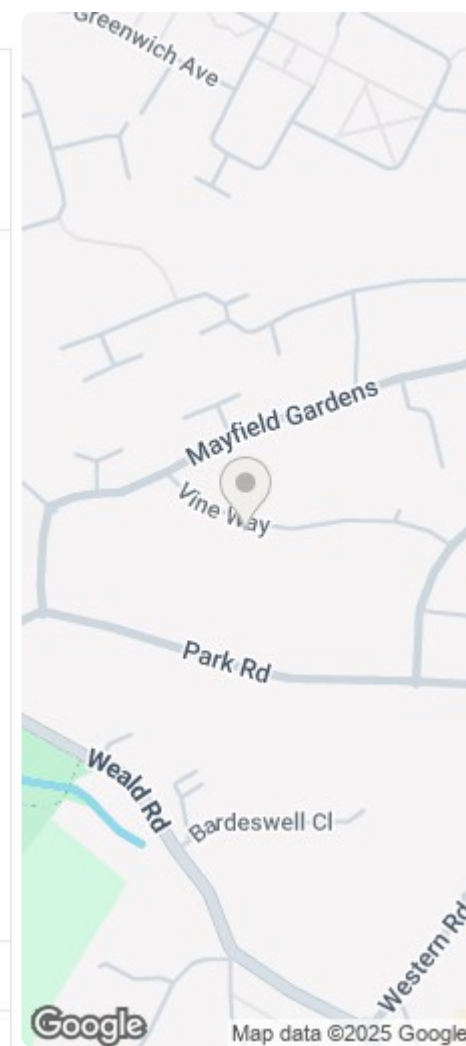
(1) Excluding balconies and terraces

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Total energy efficient - lower running costs					
92-100	A		92-100	A	
81-91	B		81-91	B	
71-80	C		71-80	C	
61-70	D		61-70	D	
51-60	E		51-60	E	
41-50	F		41-50	F	
31-40	G		31-40	G	
21-30			21-30		
1-20			1-20		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

