



Wingway, Brentwood, CM14 4XW
Guide price £475,000 - £500,000

Jenkins
Property

Priced at £475,000 - £500,000 Set in the cul-de-sac of Wingway, Brentwood, this delightful townhouse offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

The townhouse features two inviting reception rooms, providing ample space for relaxation and entertainment. Whether you are hosting friends or enjoying a quiet evening with family, these versatile areas can be tailored to suit your lifestyle. The layout of the home promotes a warm and welcoming atmosphere, perfect for creating lasting memories.

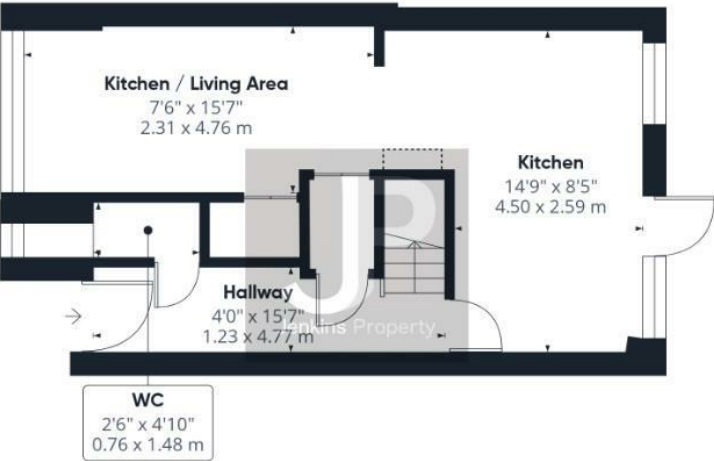
Brentwood is known for its vibrant community and excellent amenities, including shops, schools, and parks, all within easy reach. The location offers a balance of suburban tranquillity and accessibility to nearby urban centres, making it an attractive choice for those commuting to London or other surrounding areas.

This property presents a wonderful opportunity to secure a family home in a sought-after location. With its generous living space and convenient features, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this charming townhouse your new home in Brentwood.

- Well Presented
- Two reception rooms
- Good position for local schools
- Four bedrooms
- Arranged over three floors

- | | |
|--|---|
| Hallway 1.23 x 4.77 | Bedroom one 3.88 x 2.65 |
| Kitchen 4.50 x 2.59 | Bedroom Two 2.22 x 3.87 |
| Kitchen / Living Area 2.31 x 4.76 | Bedroom Three 2.25 x 2.86 |
| First floor landing | Rear Garden
Good size and attracts late sun |
| Living Room 4.53 x 3.80 | Front
Off road parking |
| Office / Bed 4 2.21 x 1.78 | |
| Bathroom 2.19 x 1.77 | |
| Second floor landing | |

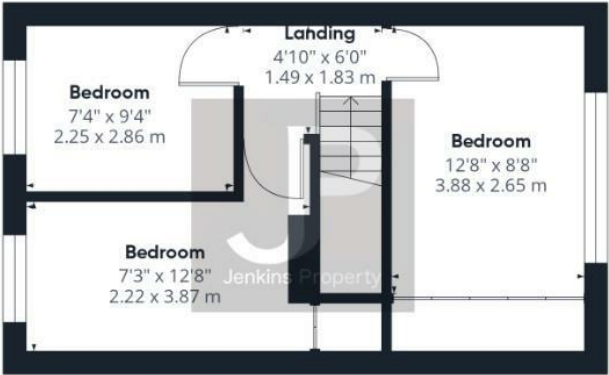




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾
1040 ft²
96.6 m²

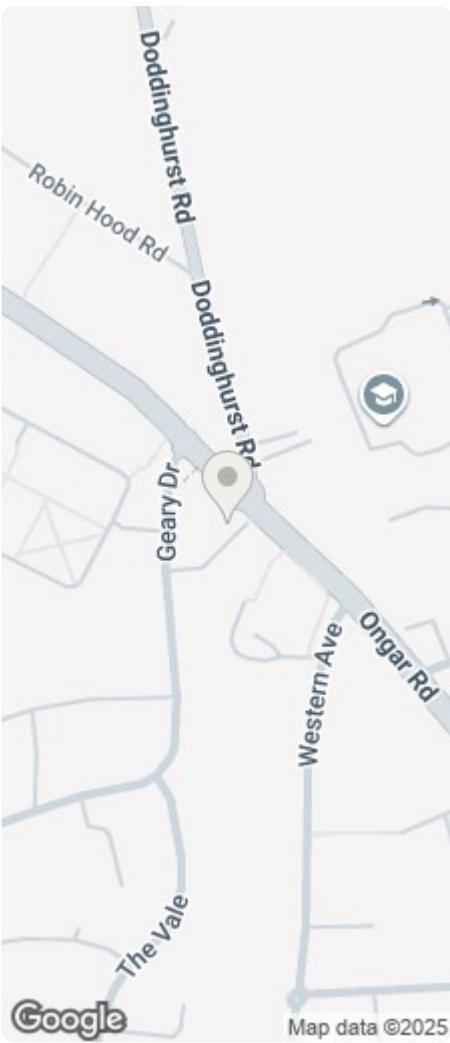
Reduced headroom
3 ft²
0.2 m²

(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 - over running costs			Total environmentally friendly - lower CO ₂ emissions		
88-92	A		88-92	A	
79-87	B		79-87	B	
71-78	C		71-78	C	
63-70	D		63-70	D	
55-62	E		55-62	E	
47-54	F		47-54	F	
39-46	G		39-46	G	
31-38			31-38		
23-30			23-30		
15-22			15-22		
7-14			7-14		
0-6			0-6		
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		

