



La Plata Grove, Brentwood, CM14 4LA
£725,000

Jenkins Property

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Property

****BRAND NEW HOME**** Nestled in a desirable cul-de-sac in central Brentwood, very close to the station and town centre this stunning semi-detached four bedroom house offers a perfect blend of modern open plan living and comfort. As a new build, one of just eight, the property boasts contemporary design and high-quality finishes throughout, making it an ideal choice for families or professionals seeking a luxurious stylish home in a very convenient location.

The property includes two large modern bathrooms, thoughtfully designed to cater to the needs of busy households. Each bathroom is fitted with contemporary luxury features. A beautiful high spec kitchen comes complete with integrated appliances.

The property favours parking for two vehicles, a valuable feature in this sought-after location so close to Brentwood station and town centre. The surrounding area is known for its excellent amenities, including favourable schools, parks, and shops, making it a perfect place to call home.

- New Build Ready To Occupy
- Open Plan Living
- Close to Station
- Electric Car Charger
- Solar Panels
- Four Beds
- En Suite
- Ground Floor Cloakroom
- Backing Woodland
- 10 Year New Build Warranty

Entrance Hall 14'0" (4.27)

Choice of flooring and staircase covering

En-suite

Exterior

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

Choice of tiling

Rear garden

Patio and grass

Off street parking

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

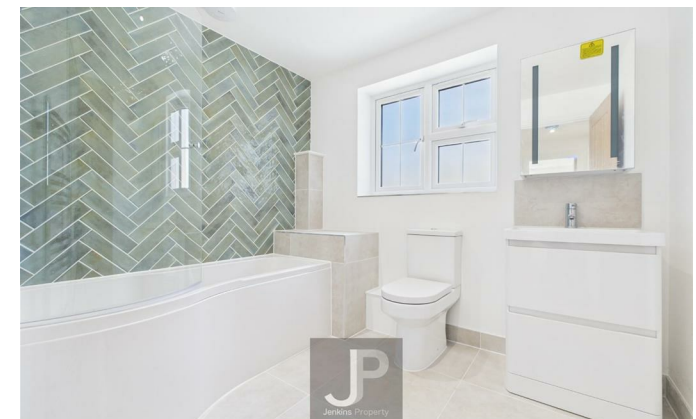
Bedroom 13'1" x 10'5" (4.01 x 3.2)

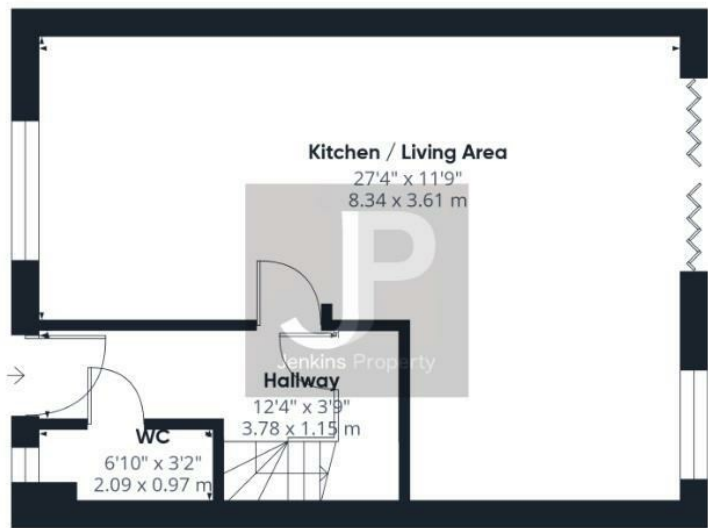
Bedroom 11'0" x 10'6" (3.37 x 3.21)

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

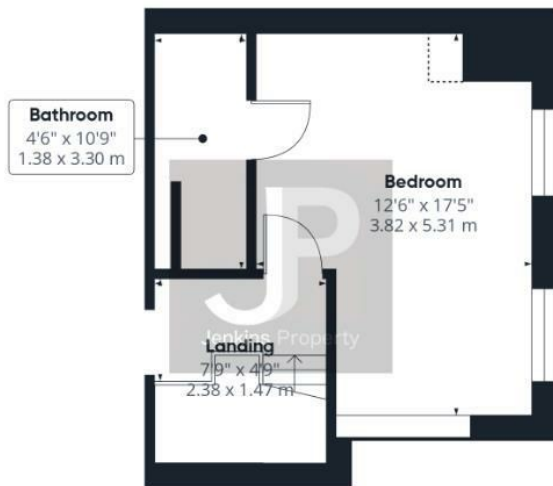
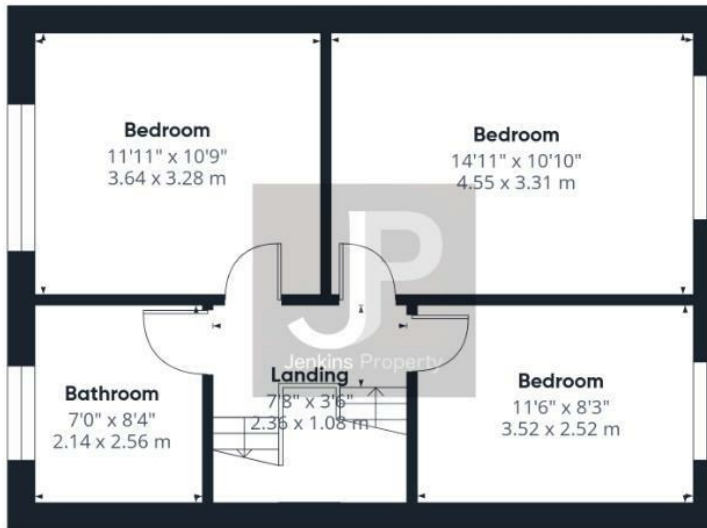
Second floor landing

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





Ground Floor



Floor 2



Approximate total area⁽¹⁾

1279 ft²

118.9 m²

Reduced headroom

3 ft²

0.3 m²

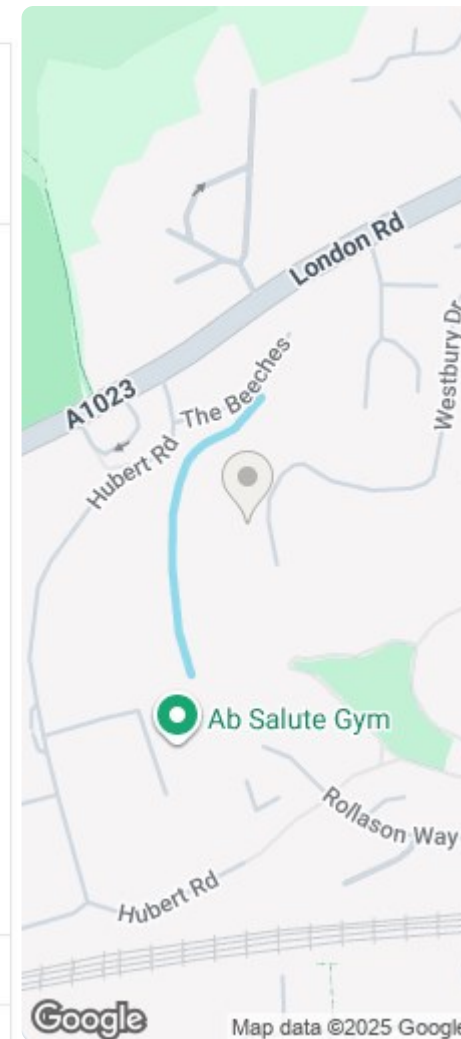
(1) Excluding balconies and terraces

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		Current	Potential
Total 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
Total environmentally friendly - lower CO ₂ emissions			
35-45	A		
25-35	B		
15-25	C		
5-15	D		
-5 to 5	E		
-15 to -5	F		
-25 to -15	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

