



1 Kings Chase
Brentwood
Offers over £350,000

MEACOCK & JONES

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****Initial offers invited in the region of £350,000 - £375,000**** Offered for sale with no onward chain, this attractive bay fronted two-bedroom ground floor maisonette provides bright and spacious accommodation throughout and benefits from its own private rear garden and off-street parking. Ideally situated within easy reach of Brentwood Mainline Railway Station, the property offers excellent rail links into London Liverpool Street and Brentwood's vibrant High Street is also within close proximity, offering an excellent selection of shops, cafés, bars, restaurants, and a wide range of everyday amenities.

The accommodation is accessed to the side of the property via a spacious entrance hall measuring 18'9" in length, featuring high ceilings and exposed floorboards that create a sense of character and space. From the hallway, doors lead to two well proportioned double bedrooms with one being fitted with mirrored sliding wardrobes provide ample hanging and shelving space. The property also benefits from a period-style bathroom, fitted with a classic three-piece suite comprising a roll-top bath with ball-and-claw feet, complemented by an overhead shower, pedestal wash hand basin, and WC. The attractive bay-fronted living room is full of character, featuring wood-panelled ceilings, exposed floorboards, and an inset open fireplace. The contemporary kitchen is fitted with a range of high-gloss wall and base units, complemented by metro-style tiled splashbacks and a breakfast bar with seating for two. There is an oven with hob above, space for a fridge/freezer and washing machine and a door providing direct access to the private rear garden.

The rear garden is ideal for outdoor entertaining, with attractive flagstone paving and a large shed offering excellent storage or potential for a home office or studio, subject to any necessary consents and alterations. To the front, a block-paved driveway provides parking for three cars.

- **Two Bedroom Maisonette**
- **Spacious Bay Fronted Lounge**
- **Modern Kitchen**
- **Bathroom**
- **Private Rear Garden**
- **Off-Street Parking for Three Vehicles**
- **Well Presented**
- **Excellent Location**
- **Close to Brentwood Mainline Railway Station**
- **NO ONWARD CHAIN**



Accommodation Comprises of:-

Entrance Hall

Bedroom Two 11'4 x 8'5 (3.45m x 2.57m)

Bedroom One 12'1 x 10'8 (3.68m x 3.25m)

Lounge 14'8 x 14'2 (4.47m x 4.32m)

Kitchen 11'11 x 9'9 (3.63m x 2.97m)

Bathroom 8'5 x 6'6 (2.57m x 1.98m)

Externally

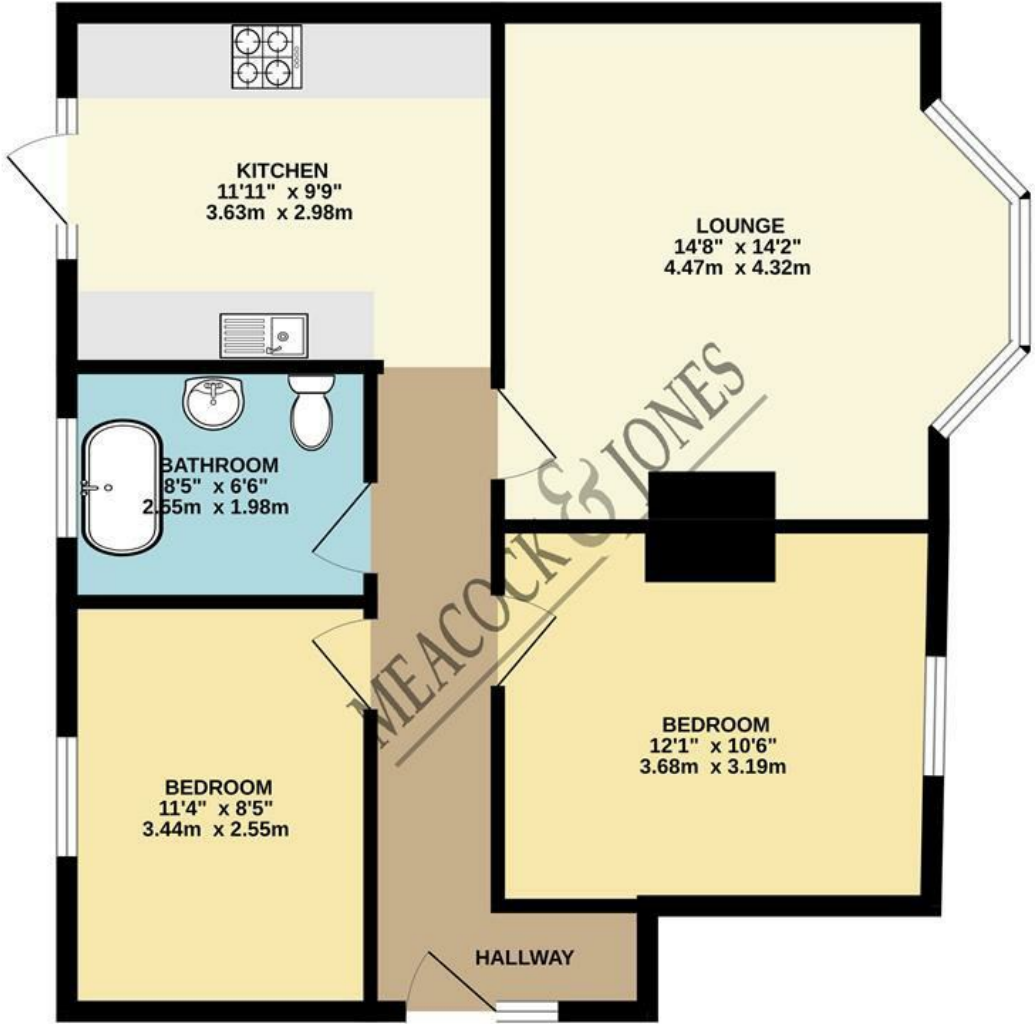
Private Rear Garden

Front Garden - Off Street Parking





GROUND FLOOR
643 sq.ft. (59.8 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 643 sq.ft. (59.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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