



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Sycamore Drive, Brentwood



Morgan Brookes believe - This excellent two bedroom end of terrace home situated close to Brentwood Town Centre is perfect for families and commuters. The property is located in a popular area of Brentwood; within easy access to Brentwood High Street, and only 1.0 miles to Brentwood Train Station. The property benefits from open plan kitchen/lounge, bathroom and two bedrooms, and rear garden. Call Morgan Brookes today to arrange your viewing!

Key Features

- Available From: Flexible - Enquire with the Office.
- Two Bedroom End Terraced Home.
- Presented To An Excellent Standard.
- Located In A Popular Area Of Brentwood.
- Within Easy Access To Brentwood High Street.
- Less Than A Mile To Brentwood Train Station.
- Open Plan Kitchen / Lounge, Bathroom & Two Bedrooms, & Rear Garden.

**Monthly Rental Of
£1,500**

T 01268 755 626 E info@morganbrookes.co.uk A 105 High St | Benfleet | SS7 1ND



morganbrookes.co.uk

Sycamore Drive, Brentwood

Entrance

Double glazed panelled door leading to;

Entrance hall

Stairs leading to first floor landing, smooth ceiling incorporating spot lights, door leading to:

Living Area

17' 9" x 11' 4 (5.41m x 3.45m)

Two double glazed velux windows to rear, double glazed French doors leading to rear garden, smooth ceiling incorporating spot lights, opening to;

Kitchen Area

17' 9" x 11' 4 (5.41m x 3.45m)

Double glazed window to side, fitted with a range of base and wall mounted units, roll top work surfaces, four point hob, extractor hood, fitted oven, fridge freezer, washing machine, single bowl sink unit with mixer tap and drainer.

Bathroom

Obscure double glazed window to side, pedestal hand basin, panelled bath with raised shower attachments, low level W/C, part tiled walls.

First Floor Landing

Double glazed window to front, smooth ceiling incorporating loft access.

Bedroom One

10' 6" x 11' 3 (3.20m x 3.43m)

Double glazed window to rear, radiator.

Bedroom Two

8' 9" x 8' 0 (2.66m x 2.44m)

Double glazed window to side, radiator.

Front Garden

Driveway leading to front of property, providing off street parking, pathway leading to front door.

Rear Garden

Mostly laid to lawn.

Additional Information

Deposit £1,730.77

Holding Deposit £346.15

Included bills/services: None

Additional Charges: None

Services Connected: Electricity, Gas, Water, Mains Drainage

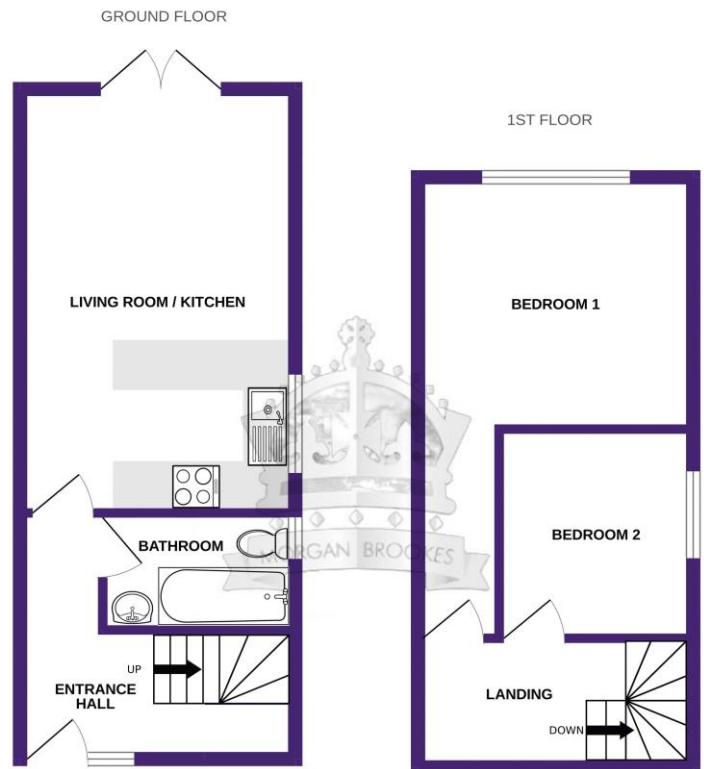
Heating type: Gas Central Heating

Broadband Availability: Standard / Superfast / Ultrafast broadband available

Tenancy Type: Assured Periodic Tenancy

EPC Rating: D

Restrictions: No smoking permitted inside the property.



MORGAN BROOKES LTD

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.
Made with Metropix C2025

Local Authority Information
Brentwood Borough Council
Council Tax Band: C

Sales | Lettings | Property Management
01268 755626 morganbrookes.co.uk

Monthly Rental Of
£1,500

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.