



**Brent Avenue, South Woodham Ferrers Chelmsford CM3 5SE**

**welcome to**

**Brent Avenue, South Woodham Ferrers Chelmsford**

CONVENIENTLY SITUATED within walking distance of Woodham's TRAIN STATION as well as WOODVILLE PRIMARY SCHOOL is this exceptional EXTENDED CONTEMPORARY HOME, boasting garage and driveway as well as LANDSCAPED GARDEN WITH OUTDOOR KITCHEN AND HOT TUB.



### Entrance

Part glazed door to :-

### Porch

Built in cupboard, open to :-

### Hall

Stairs rising to first floor, doors to :-

### Cloakroom

White suite comprising low level WC and vanity basin, chrome heated towel rail.

### Kitchen Dining Family Room

24' 10" max x 21' 3" ( 7.57m max x 6.48m )

Double glazed UPVC window to front and rear, contemporary bespoke fitted kitchen comprising sink set in quartz worktops with matching upstands and range of base level and full height units with space for appliances, central quartz topped island breakfast bar, open to dining/family area, radiator, door to :-

### Lounge

26' x 11' 4" ( 7.92m x 3.45m )

Bi fold doors to side opening to the garden, centrepiece contemporary fireplace, radiator.

### First Floor

#### Landing

Built in cupboard, doors to :-

#### Bedroom One

13' 6" x 10' 3" ( 4.11m x 3.12m )

Double glazed UPVC windows to front, fitted wardrobes, radiator.

#### Bedroom Two

16' 2" x 8' 6" ( 4.93m x 2.59m )

Double glazed UPVC window to rear, fitted wardrobes, radiator.

#### Bedroom Three

10' 3" x 7' 9" ( 3.12m x 2.36m )

Double glazed UPVC window to front, radiator.

#### Bathroom

8' 5" x 4' 11" max ( 2.57m x 1.50m max )

Double glazed UPVC window to rear, modern white suite comprising panel bath with shower over, low level WC and basin set in vanity unit, fully tiled walls.

### Outside

#### Front

Driveway providing off road parking for several vehicles leading to the garage. Patio frontage with mature shrub beds.

#### Rear Garden

Enclosed by panel fence, landscaped with tiered patio seating areas and shrub borders, outdoor kitchen area, door to garage.

#### Garage

Up and over door, power, light and door to garden.



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## **Brent Avenue, South Woodham Ferrers Chelmsford**

- Close to Station, School and Shops
- Landscaped Garden with Outdoor Kitchen
- Extended & Contemporary Throughout
- Garage & Driveway
- Woodville Primary School Catchment

Tenure: Freehold EPC Rating: C

Council Tax Band: D

# **£475,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MLN104671 - 0004

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