



**JP**  
Jenkins Property

**Larchwood Gardens, Brentwood, CM15 9NE**  
**Price guide £700,000 - £715,000**

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# Jenkins Property

Larchwood Gardens, Brentwood, This substantial 5/6 double bedroom, semi-detached house could be your next home.

From the moment you step into this multifunctional bright home, you will relish in the space it offers, with five double bedrooms and four bathrooms, the accommodation suits growing families or multi-generational living, with room for everyone to be together, and just as importantly, room to step away.

The hallway leads into a bright, open planned kitchen, dining and living area which is the natural hub of the home. With large bi-fold doors across the back of the home leading onto the patio and laid to lawn garden, offering a BBQ/sunbathing area in the far corner, the kitchen is a luxurious space that brings everyone together, for busy weekday mornings and relaxed evenings with friends.

With five generous double bedrooms, finished with oak doors, and high-end fixtures, this property is ideal for those seeking quality interior design partnered with ample room for family and guests alike.

This versatile home boasts three well-appointed reception rooms, that can be tailored to your lifestyle. Whether you envision a cosy family lounge, a child's playroom, a teenager's games room, a formal dining area, or a large bright study, you will benefit from the flexibility to create the perfect environment for relaxation and entertainment.

With four bathrooms, including en-suite facilities, whether you want to soak in a warm candlelit bath or freshen up in a double or single shower, this property ensures convenience and privacy for all residents and guests. The thoughtful layout allows for easy access to all areas of the home, making it an enjoyable yet practical choice for your family.

Storage has been thoughtfully addressed, with generous loft space and well-positioned under-stairs cupboards ensuring life remains uncluttered.

Exterior

The rear garden is private, enclosed for children and pets, perfect for entertaining and easy to maintain, with convenient side access

- Five / six bedrooms
- Impressive kitchen family room
- Utility room
- Three reception rooms
- Three ensuite bathrooms
- Well presented

**Hallway 6'3" x 10'7" (1.93 x 3.25)**

**Living Room 14'3" x 10'3" m (4.36 x 3.14 m)**

**Kitchen / Living Area 15'9" x 20'6" (4.81 x 6.27 )**

**Office 11'0" x 10'0" (3.37 x 3.07)**

**WC 2'9" x 4'3" m (0.85 x 1.31 m)**

**Utility Room 7'2" x 5'10" m (2.19 x 1.80 m)**

**Bedroom 15'10" x 10'9" (4.84 x 3.30)**

**Bathroom 6'6" x 2'5" (1.99 x 0.74m)**

**Landing 10'5" x 7'2" m (3.18 x 2.19 m)**

**Bedroom 10'9" x 11'1" m (3.30 x 3.38 m)**

**Bedroom 12'0" x 10'11" m (3.67 x 3.33 m)**

**Bedroom 13'5" x 6'6" 190'3" m (4.09 x 2 58 m)**

**Bedroom 10'9" x 9'6" (3.30 x 2.91)**

**Bathroom 8'9" x 7'8" (2.69 x 2.34)**

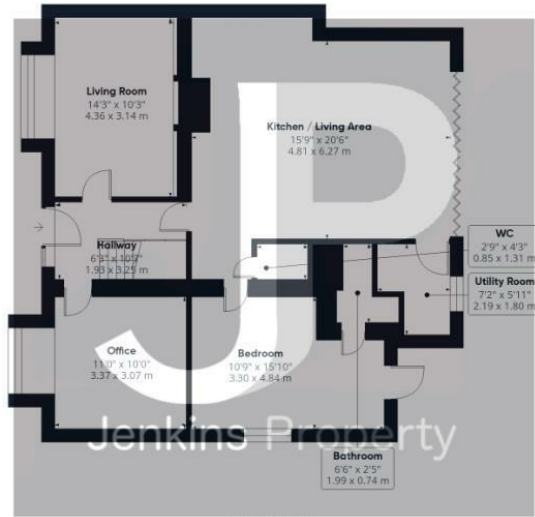
**Bathroom 8'9" x 7'2" (2.69 x 2.20)**

**Exterior**

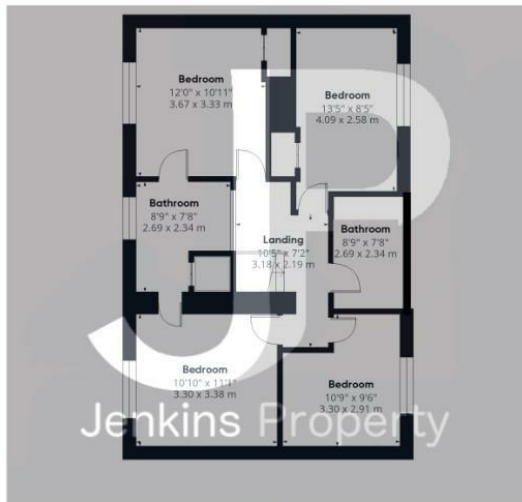
**Large rear garden**

**Off road parking for 4 cars**





Ground Floor



Floor 1

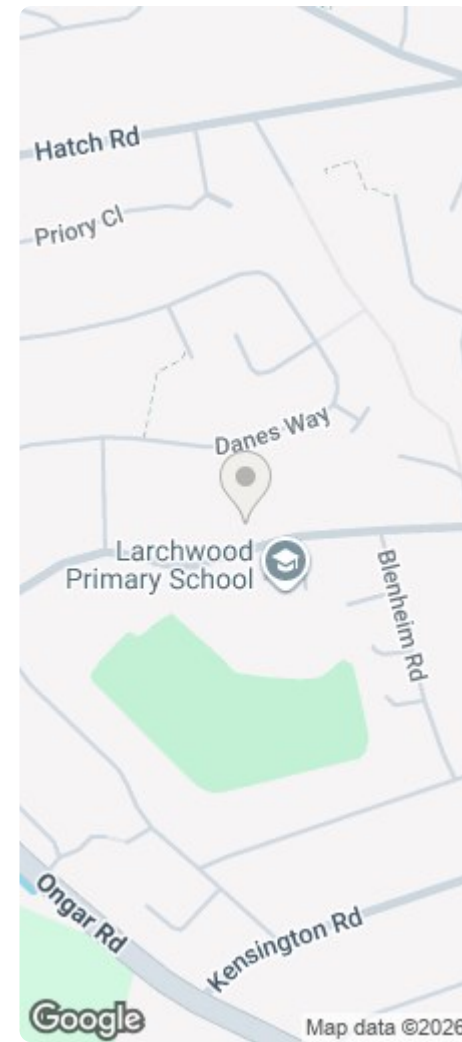


Approximate total area<sup>(1)</sup>  
1527 ft<sup>2</sup>  
141.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Band A		Band A	
Band B		Band B	
Band C		Band C	
Band D		Band D	
Band E		Band E	
Band F		Band F	
Band G		Band G	

Best energy efficient - lower running costs  
 Best environmentally friendly - lower CO<sub>2</sub> emissions  
 Not energy efficient - higher running costs  
 Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales  
 EU Directive 2002/91/EC

