



## 15 Petresfield Way, West Horndon, Brentwood, CM13 3TG

### Offers In Excess Of £395,000

- TWO DOUBLE BEDROOMS
- CORNER PLOT
- REFITTED SHOWER ROOM
- REAR & SIDE GARDENS
- COMBINATION GAS BOILER
- MODERN KITCHEN / LIVING ROOM
- ALLOCATED PARKING
- NEARBY MAINLINE STATION
- UPVC DOUBLE GLAZING
- QUIET MEWS LOCATION

Situated in a popular mews setting, just a short walk to West Horndon Mainline Station, serving London Fenchurch Street, is this modern and recently updated two bedroom bungalow. This modern and well presented property offers two double bedrooms, a spacious 32ft kitchen / living room, with breakfast bar, spaces for washing machine and range style cooker, also with a Worcester combination gas boiler. There is a refitted shower room with double width, walk-in shower and modern white suite. Bedroom one benefits from plenty of natural light and a built-in double wardrobe. Externally the property occupies a corner plot, where there is potential to extend, subject to planning consent being granted. The garden is accessed via a side gate, mainly laid to lawn with storage shed, an extensive paved patio area and flower and shrub borders. Perfectly suited for downsizers and first time buyers alike, early viewing is strongly advised.

2 1 1 C

Council Tax Band: C



## ENTRANCE PORCH

Built-in outside storage cupboard

## HALLWAY

7'3 x 3'5

## REFITTED SHOWER ROOM

7'9 x 6'1

## BEDROOM ONE

12'2 x 9'6

## KITCHEN / LIVING ROOM / DINING ROOM

32'6 x 10'8 reducing to 7'9

## BEDROOM TWO

9'11 x 8'7

## CORNER PLOT

## REAR GARDEN

30 x 22 reducing to 14'

## SIDE GARDEN

38 x 12

## ALLOCATED PARKING

One allocated space, visitor parking bays





## Viewings

Viewings by arrangement only. Call 01277 626 541 to make an appointment.

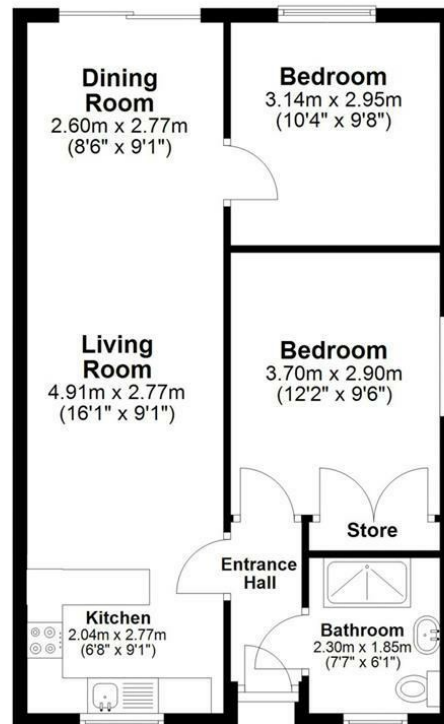
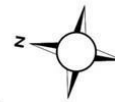
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C		72	
(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	

## Ground Floor

Approx. 56.2 sq. metres (605.2 sq. feet)



Total area: approx. 56.2 sq. metres (605.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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## Petresfield Way