

# 15 Honeypot Lane, Brentwood

£900,000

# 15 Honeypot Lane

## Brentwood

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Modern kitchen with integrated appliances
- Open plan kitchen living area
- Garden access via French doors
- Spacious patio and large lawn
- Off-road parking (spacious driveway)
- Luxurious modern bathrooms with walk-in showers
- Freestanding clawfoot bathtub
- Large bay windows with ample natural light
- Cosy fireplace
- Built-in bedroom storage
- Within the high regarded St Peters School catchment area
- Walking distance to Brentwood mainline station










**Hallway**
16' 10" x 6' 7" (5.14m x 2.00m)

**Living room**
23' 1" x 12' 2" (7.04m x 3.71m)

**WC**
4' 4" x 2' 5" (1.32m x 0.74m)

**Kitchen**
18' 10" x 17' 11" (5.75m x 5.46m)

**Laundry Room**
7' 9" x 6' 7" (2.35m x 2.00m)

**Office**
10' 2" x 6' 7" (3.10m x 2.00m)

**Landing**
15' 6" x 4' 0" (4.73m x 1.23m)

**Bathroom 1**
12' 5" x 6' 6" (3.79m x 1.97m)

**Wardrobe**
9' 11" x 4' 8" (3.02m x 1.41m)

**Bathroom**
8' 5" x 4' 7" (2.56m x 1.40m)

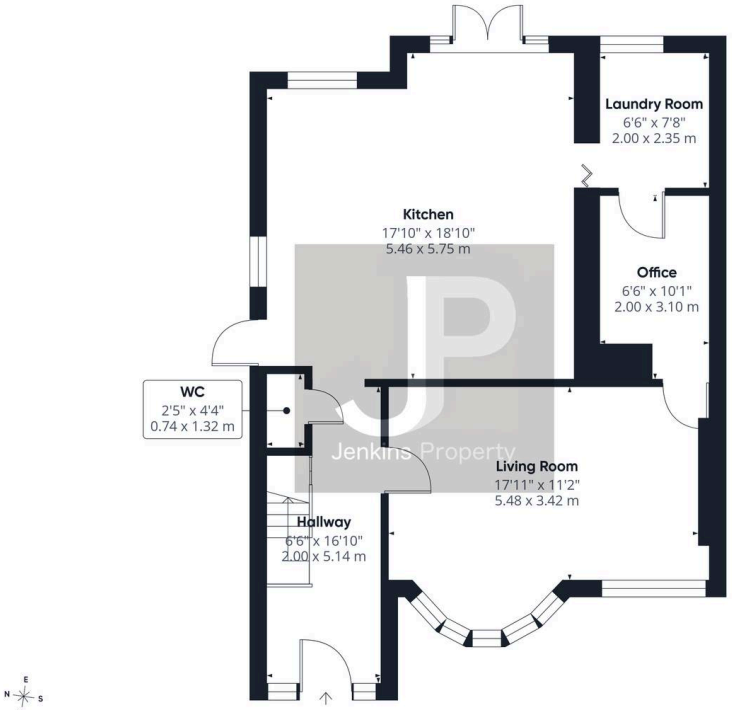
**Bathroom 2**
8' 5" x 4' 7" (2.56m x 1.40m)

**Bedroom 3**
14' 6" x 6' 10" (4.41m x 2.08m)

**Bedroom 4**
14' 8" x 7' 9" (4.47m x 2.35m)

**Bathroom**
12' 5" x 6' 6" (3.79m x 1.97m)

**Loft room**
23' 1" x 12' 2" (7.04m x 3.71m)



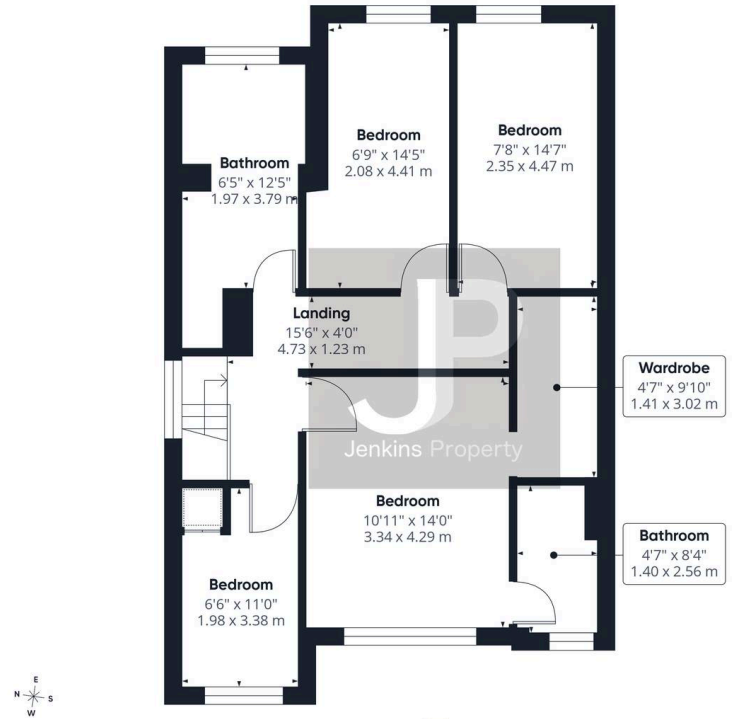

Ground Floor

Approximate total area(1)
778 ft²
72.3 m²

(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.

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Floor 1

Approximate total area(1)
707 ft²
65.7 m²

(1) Excluding balconies and terraces

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Floor 2

Approximate total area(1)
272 ft²
25.3 m²

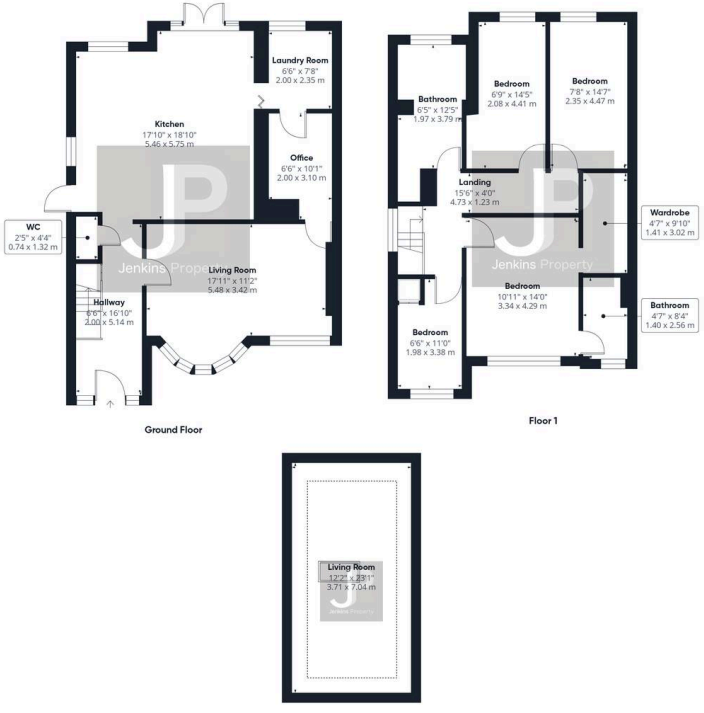
Reduced headroom
107 ft²
9.9 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

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Ground Floor

Floor 1




Floor 2

Approximate total area(1)
1757 ft²
163.3 m²

Reduced headroom
107 ft²
9.9 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

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**GARDEN**

**OFF STREET**

3 Parking Spaces




GUINNESS
OPEN GATE
BREWERY


OLIVER






# Jenkins Property

**17 Ongar Road, Brentwood - CM15 9AU**

01277228620 • paul@jenkins-property.com • www.jenkins-property.com/