



La Plata Grove, Brentwood, CM14 4LA
Asking price £560,000

Jenkins Property

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Offering three good size bedrooms with space at the side and rear to extend, located very close to the vibrant town centre, Brentwood station and favourable schools. Situated at the end of a private cul-de-sac this semi detached property further benefits from two receptions, an additional ground floor shower room and plenty of off street parking. PLANNING PASSED FOR SIDE AND REAR EXTENSION Application number ref 24/01353/HHA. No onward chain.

- Planning Approved
- Front Side and Rear Garden
- Currently Three Bedrooms
- Two Receptions
- Ground Floor Shower/WC
- First Floor Bathroom
- Close To Station
- Close to Town Centre
- Integral Garage

Entrance Hall 5'3" x 5'1" (1.60m" x 1.55m")

Living Room 11'3" x 12'6" (3.43m" x 3.81m")

Reception/Dining Room 10' x 10'9" (3.05m x 3.28m")

Currently being used as a bedroom.

Conservatory 9'2" x 17'8" (2.79m" x 5.38m")

Kitchen 11'5" x 9'4" (3.48m" x 2.84m")

Laundry/Store Room 10'7" x 8'4" (3.23m" x 2.54m")

Ground Floor Shower Room 5'1" x 7'7" (1.55m" x 2.31m")

Landing 9'3" x 8'3" (2.82m" x 2.51m")

Bedroom 11'4" x 12" (3.45m" x 3.66m")

Bedroom 9'8" x 12 (2.95m" x 3.66m)





Approximate total area⁽¹⁾

1279.29 ft²
118.85 m²

Reduced headroom

15.45 ft²
1.44 m²

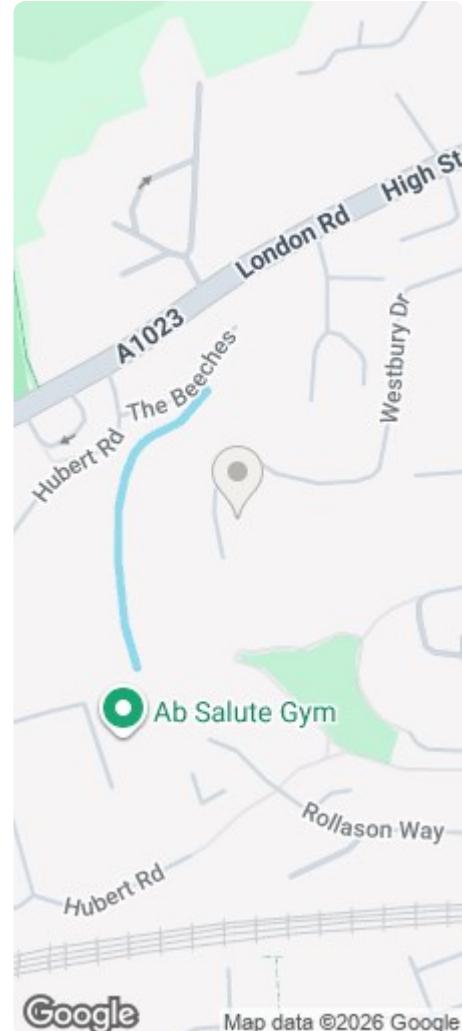
⁽¹⁾ Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	G	Very environmentally friendly - lower CO ₂ emissions	G
(12-11) A	63	(12-11) A	63
(11-10) B	60	(11-10) B	60
(10-9) C	58	(10-9) C	58
(9-8) D	56	(9-8) D	56
(8-7) E	54	(8-7) E	54
(7-6) F	52	(7-6) F	52
(6-5) G	50	(6-5) G	50
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2022/18/EU		EU Directive 2022/18/EU	

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