



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

Jenkins Property

T: 01277228620

E: SALES@JENKINS-PROPERTY.COM

WWW.JENKINS-PROPERTY.COM

Jenkins Property

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

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 Romm 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)

Bedroom 7'10" x 8'4" (2.39m" x 2.54m")

Bathroom

Seperate WC

Exterior

Front rear and side gardens offering sample space for extension.

Parking

Via own driveway

Garage 16' x 8'4" (4.88m x 2.54m")

Integral

Link to view plans

https://publicaccess.brentwood.gov.uk/applications/files/D72F2399C2D857D9281564-02_REV_F_-_PROPOSED_FLOOR_PLANS_AND_ELE1104396.pdf





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1279.29 ft²

Reduced headroom

15.45 ft²
1.44 m²

(1) Excluding balconies and terraces

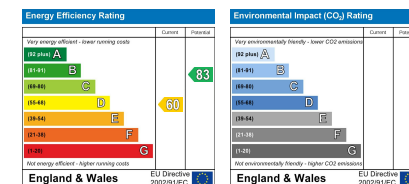
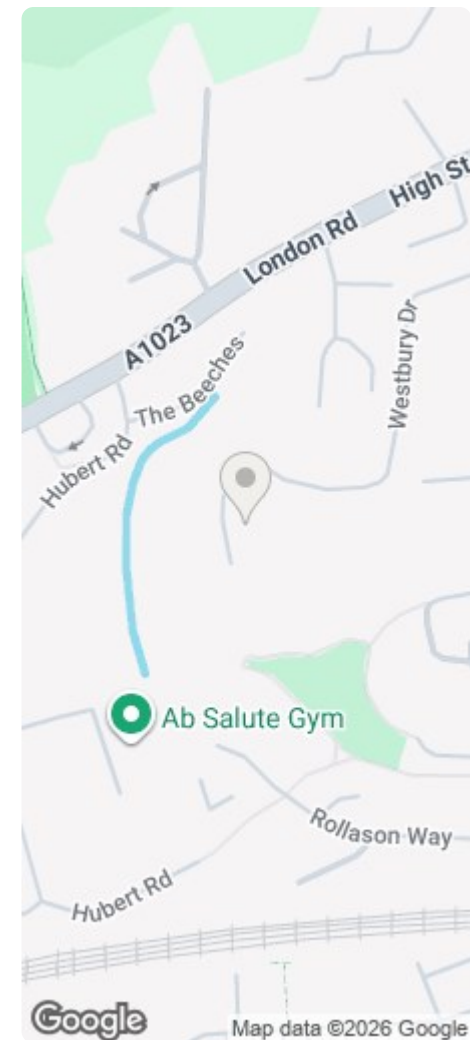
Reduced headroom

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



Jenkins Property

