



MEACOCK & JONES

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3 Bedrooms

House - Detached

Located in Brentwood

**Offers Invited IRO
£885,000 to £900,000**



MEACOCK & JONES

enquiries@meacockjones.co.uk

www.meacockjones.co.uk

01277 218485

3 Selwood Road

Brentwood | | CM14 4PX



Occupying an enviable position within walking distance to Brentwood Elizabeth Line Station and the catchment area of the reputable and highly ranked St. Peter's primary school, this exceptional detached family residence has been comprehensively remodelled and significantly enhanced to provide beautifully balanced accommodation extending to approximately 1,679 sq ft, with a superb, detached garden room/gym/home office.

The property is ideally positioned for Brentwood's excellent range of amenities, including highly regarded schools, the vibrant High Street and mainline station providing fast services into London Liverpool Street and beyond, via the Elizabeth Line. South Weald Country Park and excellent road connections via the A12 and M25 are also within convenient reach.



3 Selwood Road

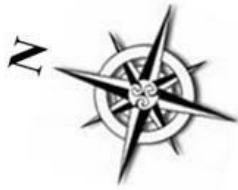
Offers Invited IRO £885,000 to £900,000

FREEHOLD

- Exceptional 1,679 sq ft detached family home within highly regarded St. Peter's School catchment area
- Magnificent open-plan kitchen/living/dining space with roof lanterns and full-width sliding doors
- Elegant sitting room and separate family/playroom offering versatile accommodation
- Detached garden room/gym/office with bi-folding doors and multiple potential uses
- Resin-bound driveway providing ample off-street parking for three
- Beautifully remodelled and finished to an outstanding contemporary specification
- Three generous double bedrooms including luxurious principal suite with en suite
- 73' X 40' landscaped rear garden with extensive terrace ideal for entertaining
- High-quality bespoke finishes throughout including herringbone flooring and traditional panelling
- Walking Distance To Brentwood High Street, Elizabeth Line station and







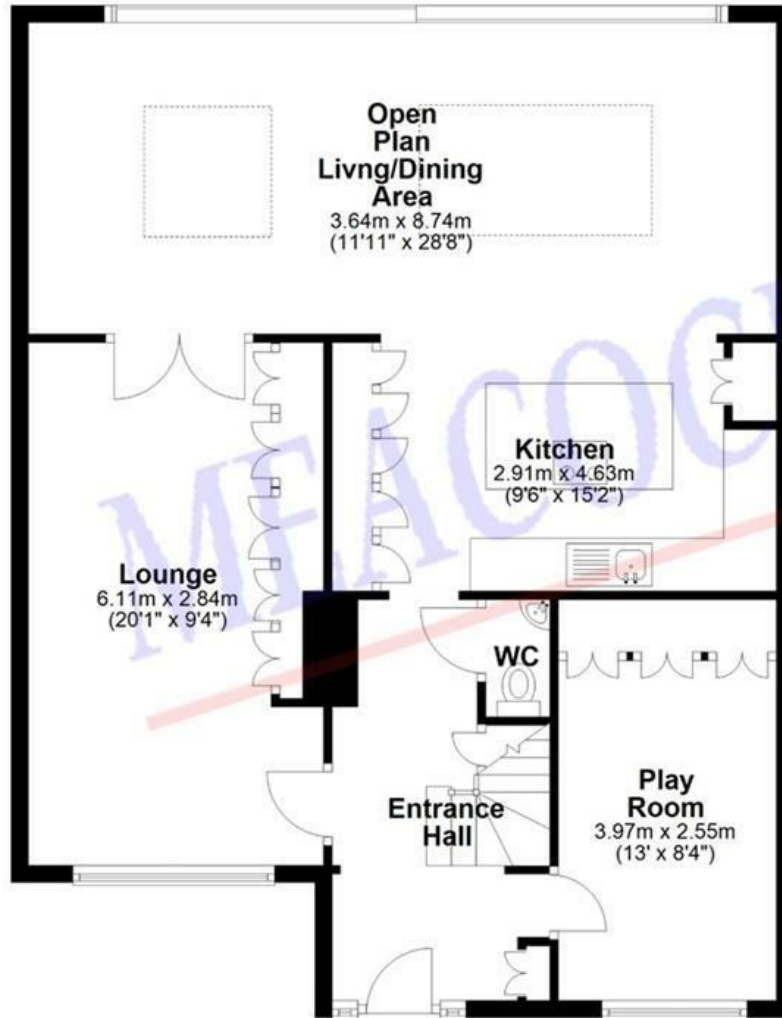
APPROX INTERNAL FLOOR AREA
MAIN HOUSE 140 SQ M 1502 SQ FT
GARDEN ROOM 16 SQ M 177 SQ FT
TOTAL 156 SQ M 1679 SQ FT

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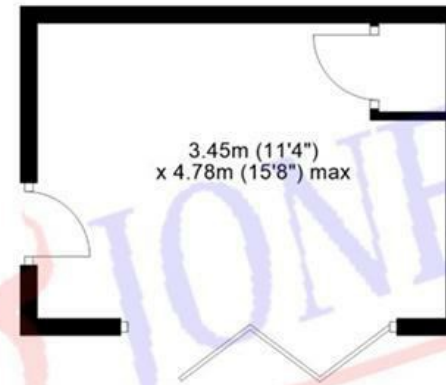
This plan is for layout guidance only and is
NOT TO SCALE

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of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.
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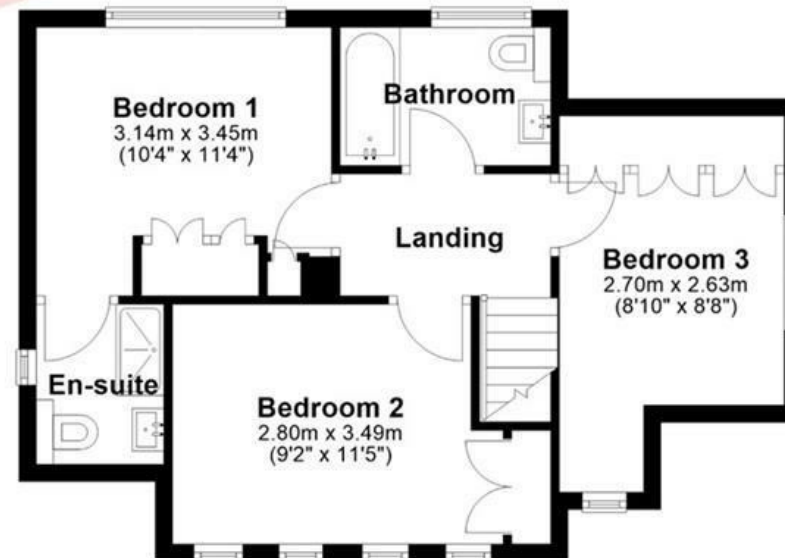
Ground Floor



Garden Room



First Floor



Created by

efficient
property
marketing

MEACOCK & JONES

106 Hutton Road
Shenfield
Essex
CM15 8NB

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enquiries@meacockjones.co.uk

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Council Tax Band: G

Local Authority: Brentwood Borough Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
92-91	B		
81-61	C		
51-41	D		
31-21	E		
11-1	F		
0	G		
No energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations or statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of their professional representatives. All measurements, areas and distances given are approximate. We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order. Any fixtures or fittings detailed in these particulars are not necessarily included in the sale price and Meacock & Jones and their staff accept no liability for any errors contained therein.

