



**Price**  
**£450,000**

**Freehold**

3x  1x  1x 

**"Clovers", Beech  
Avenue, Brentwood,  
Essex, CM13**

**OVER 60?**

Secure this property  
for up to **59% less!**

 **DOUGLAS  
ALLEN**  
Helping you move forwards





## Main features

- 3 bedroom semi-detached family house in catchment to local well regarded schools
- Outbuilding with electric in the garden - ideal for home workers
- Recently decorated
- Spacious kitchen/diner and study
- Within walking distance of Brentwood railway station

## Accommodation

### GROUND FLOOR

Hallway

Lounge: 18'3 x 13'5 (5.57m x 4.09m)

Dining Area: 15'4 x 15'4 (4.68m x 4.68m)

Kitchen/Dining Room: 16'3 x 14'3 (4.96m x 4.35m)

Study: 13'8 x 12'11 (4.17m x 3.94m)

### FIRST FLOOR

Landing

Bedroom 1: 12'9 x 10'7 (3.89m x 3.23m)

Bedroom 2: 10'7 x 10'6 (3.23m x 3.20m)

Bedroom 3: 16'7 x 10'3 (5.06m x 3.13m)

Bathroom

### OUTSIDE

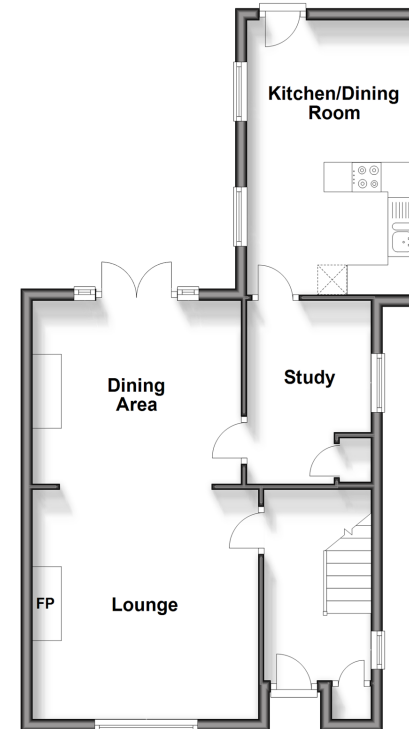
Out building

Rear Garden

Driveway Parking

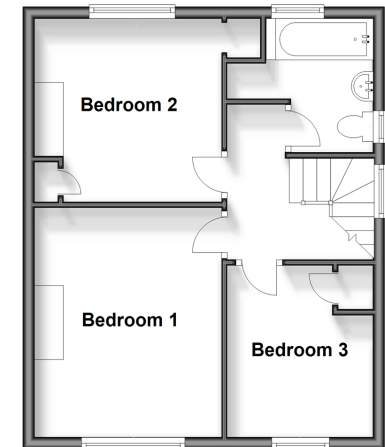
### Ground Floor

Approx. 54.3 sq. metres (584.2 sq. feet)



### First Floor

Approx. 41.3 sq. metres (444.7 sq. feet)



**Call Brentwood - 01277 218525 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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