



**St. Georges Close, Hook End, Brentwood, Essex, CM15 0PZ**

- Guide Price £600,000 - £625,000
  - Detached Bungalow
  - Two Double Bedrooms
    - Ensuite
  - Kitchen/Breakfast Room
    - 40' x 33' Garden
    - Driveway & Garage
    - No Chain Involved

**Guide Price £600,000 - Freehold - Council Tax: F**

# St. Georges Close

Brentwood, CM15 0PZ



## Entrance Porch

Double glazed door and window to front.

## Entrance Hall

Door to porch, carpet, radiator, cupboard, airing cupboard, loft access.

## Reception Room

18'5 x 14'5 (5.61m x 4.39m)

Double glazed patio doors to rear, double glazed window to side, coved ceiling, carpet, two radiators, brick fire surround with gas point.

## Kitchen/Breakfast Room

16' x 13'7 (4.88m x 4.14m)

Double glazed windows to side and rear, part double glazed door to side, coved ceiling, spot lights, tiled flooring, radiator, fitted wall and base units, single drainer sink, plumbing for washing machine, electric hob, oven and extractor, part tiled walls, boiler.

## Bedroom

13'8 x 12'4 (4.17m x 3.76m)

Double glazed window to front, coved ceiling, carpet, radiator, built in wardrobe.

## Ensuite

Frosted double glazed window to front, low

level WC, wash hand basin, shower, radiator, carpet.

## Bedroom

15'3 x 9'2 (4.65m x 2.79m)

Double glazed window to front, coved ceiling, carpet, radiator.

## Bathroom

Frosted double glazed window to side, coved ceiling, spot lights, heated towel rail, tiled floor and walls, low level WC, vanity wash hand basin, bath with shower over.

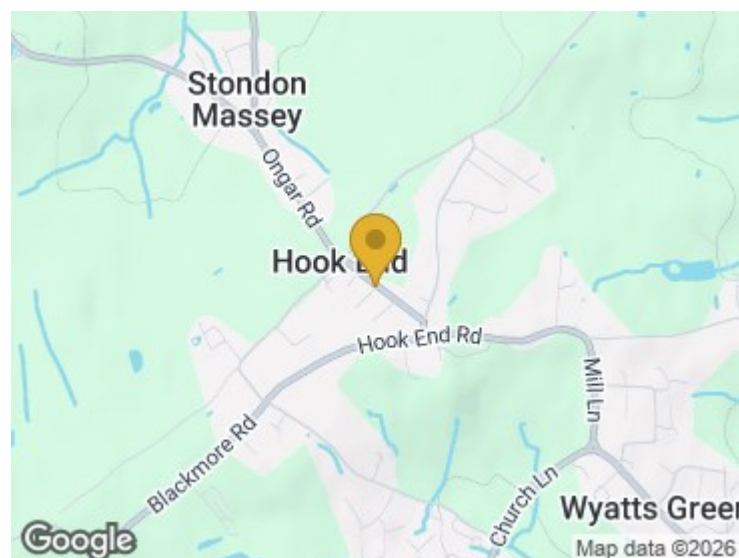
## Garden

40' x 33' (12.19m x 10.06m)

Side pedestrian access, access to garage, patio area, lawn with surrounding flower beds, hard standing for shed, outside tap.

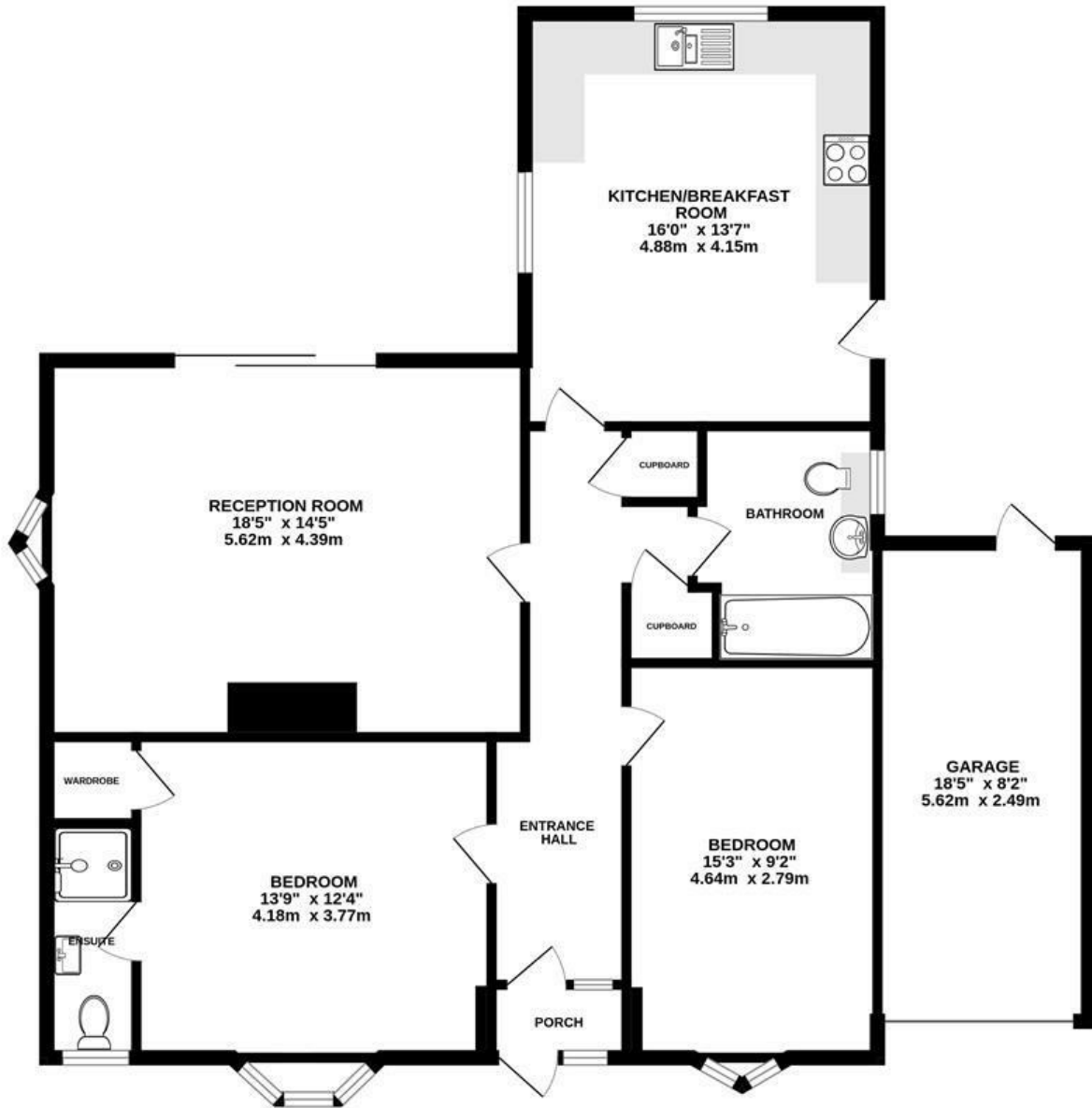
## Garage & Driveway

Private driveway to front for approx four cars and a garage ( 18'5 x 8'2) with power and light.





**GROUND FLOOR**  
1193 sq.ft. (110.8 sq.m.) approx.



**TOTAL FLOOR AREA : 1193 sq.ft. (110.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Material Information:  
Council Tax Band: F  
Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	