



Mascalls Lane

Brentwood, CM14 5LR

GUIDE PRICE: £675,000 - £700,000 A most impressive four bedroom end of terrace home that has recently been refurbished and extended to provide the following accommodation, entrance hall, ground floor WC, lounge, open plan living/kitchen/dining area, utility room, four bedrooms the master with ensuite and family bathroom. Externally there is a rear garden and a driveway and garage.

Guide Price £675,000 - £700,000 - Freehold - Council Tax: D

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Entrance Hall

Entrance door with double glazed windows to either side, under stairs cupboard, stairs to first floor, spot lights, radiator, vinyl click flooring.

Ground Floor WC

Low level WC, vanity wash hand basin, extractor, vinyl click flooring.

Lounge

13'2 x 10'11 (4.01m x 3.33m)

Double glazed bay window to front, radiator, vinyl click flooring.

Open Plan Living/Kitchen/Dining Area

22'5 x 16'10 narrowing to 11'1 (6.83m x 5.13m)

narrowing to 3.38m)

Double glazed patio doors to rear, double glazed window to rear, two double glazed sky lights, spot lights, two radiators, vinyl click flooring. Kitchen area includes a range of wall and base units, stainless steel single drainer sink, electric hob, oven, extractor with integrated fridge, freezer and dishwasher.

Utility Room

7'5 x 4'8 (2.26m x 1.42m)

Double glazed door to rear, double glazed window to side, wall and base units, boiler, plumbing for washing machine, part tiled walls, vinyl click flooring.

First Floor Landing

Double glazed window to side, stairs to second and ground floor, carpet.

Bedroom Two

13'9 x 10'4 (4.19m x 3.15m)

Double glazed bay window to front, radiator, carpet.

Bedroom Three

12'11 x 9'10 (3.94m x 3.00m)

Double glazed window to rear, radiator, carpet.

Bedroom Four

6'9 x 6'7 (2.06m x 2.01m)

Double glazed window to rear, radiator, carpet.

Bathroom

Frosted double glazed window to front, low level WC, vanity wash hand basin, panelled bath with shower, extractor, heated towel rail, spot lights, part tiled walls, tiled flooring.

Second Floor Landing

Double glazed skylight, carpet, stairs to first floor,

Bedroom One

19'8 x 11'9 narrowing to 9' (5.99m x 3.58m narrowing to 2.74m)

Double glazed window to rear, double glazed sky light, spot lights, radiator, carpet.

En Suite

Frosted double glazed window to rear, low level WC, vanity wash hand basin, shower cubicle, heated towel rail, part tiled walls, tiled flooring.

Garden

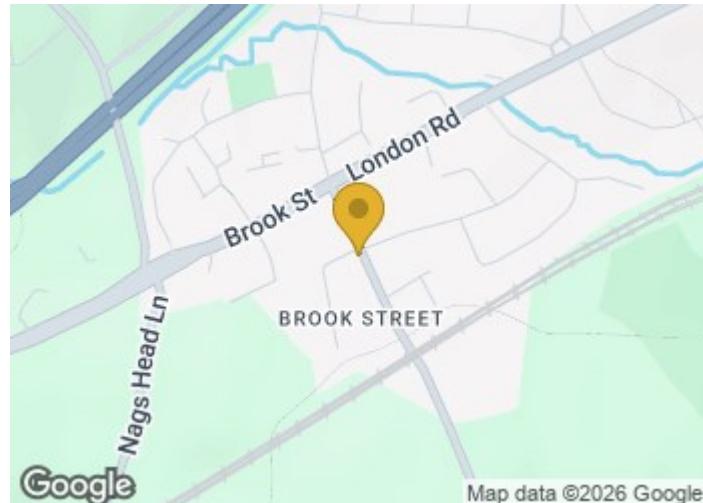
36' x 27' (10.97m x 8.23m)

Patio area, lawn, access to garage, outside tap, light and power.

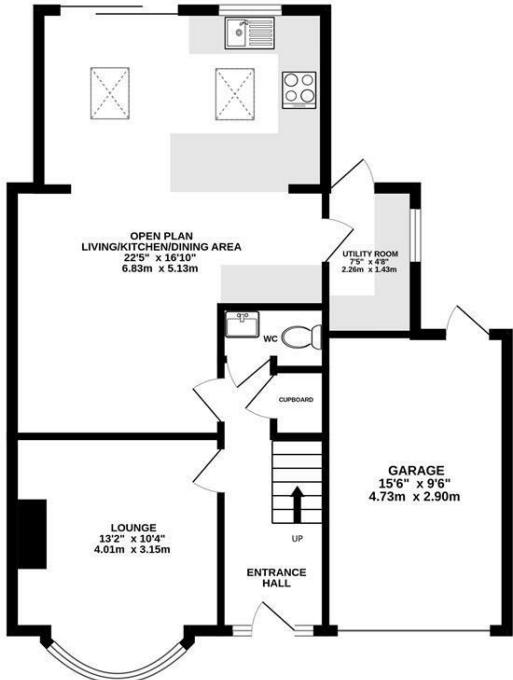
Driveway & Garage

15'6 x 9'6 (4.72m x 2.90m)

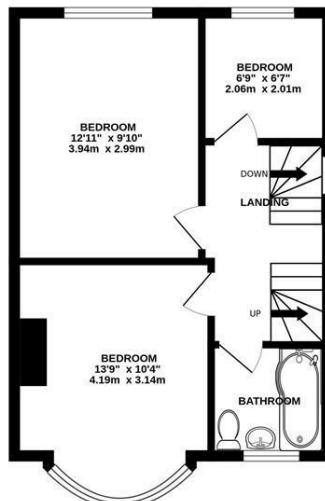
Driveway to front of property with in and out access. Garage with electric roller shutter, door to garden, power and light, electric heater.



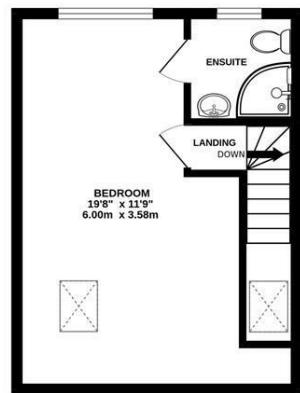




GROUND FLOOR
712 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



2ND FLOOR
288 sq.ft. (26.8 sq.m.) approx.

TOTAL FLOOR AREA : 1390 sq.ft. (129.1 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: D
Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			78
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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