

Roth Drive, Brentwood

GUIDE PRICE: £475,000 - £500,000

3 1 1

Key Features

- BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED FAMILY HOME
- SPACIOUS LIVING ROOM WITH ATTRACTIVE BAY WINDOW
- SEPARATE DINING AREA OPENING INTO A BRIGHT CONSERVATORY
- AIR CONDITIONING TO THE LIVING ROOM AND ALL THREE BEDROOMS
- ATTRACTIVE REAR GARDEN WITH PATIO, LAWN AND DECKED SEATING AREA
- EPC rating C















GUIDE PRICE: £475,000 - £500,000

Situated in a sought-after residential location, this beautifully presented three-bedroom semi-detached family home offers well-appointed accommodation, complemented by air conditioning, a bright conservatory, attractive rear garden, garage and off-road parking for two vehicles.

The accommodation begins with an entrance hall leading into a spacious living room, featuring an attractive bay window, air conditioning and an open aspect through to the separate dining area. From here, double doors open into a delightful conservatory with a glazed roof and French doors overlooking the rear garden, creating a wonderful additional space for relaxing or entertaining. The adjoining fitted kitchen provides ample storage and worktop space, with direct access to the garden.

To the first floor are three bedrooms, all benefiting from air conditioning, together with a contemporary family bathroom featuring stylish marble-effect tiling and a modern three-piece suite.

Externally, the enclosed rear garden offers a combination of paved patio, lawn and a decked seating area, ideal for family enjoyment and outdoor entertaining. The detached garage provides excellent storage, including useful loft space within the rafters, whilst the front driveway accommodates two vehicles.

The property enjoys a desirable location, particularly appealing to families thanks to its proximity to well-regarded schooling, including St Martin's School. Shenfield High Street offers an excellent selection of independent shops, cafes, restaurants and everyday amenities.







Shenfield railway station, approximately 1.6 miles away, provides direct services into London Liverpool Street and access to the Elizabeth Line. A locally known walking route through Hutton Mount also allows the station to be reached in approximately 20 minutes on foot, although this route may not be reflected on standard online mapping services.

With convenient access to the A12 and M25, this attractive home offers an excellent combination of comfortable family living, local amenities and commuter connections.

Entrance Hall

Kitchen 3.3m x 2.3m (10'10" x 7'6")

Living Room 4m x 3.6m (13'1" x 11'10")

Dining Area 3.3m x 2.4m (10'10" x 7'11")

Conservatory 2.9m x 2.4m (9'6" x 7'11")

Landing

Bedroom 4m x 2.8m (13'1" x 9'2")

Bedroom 2.8m x 2.8m (9'2" x 9'2")

Bedroom 2.9m x 1.9m (9'6" x 6'2")

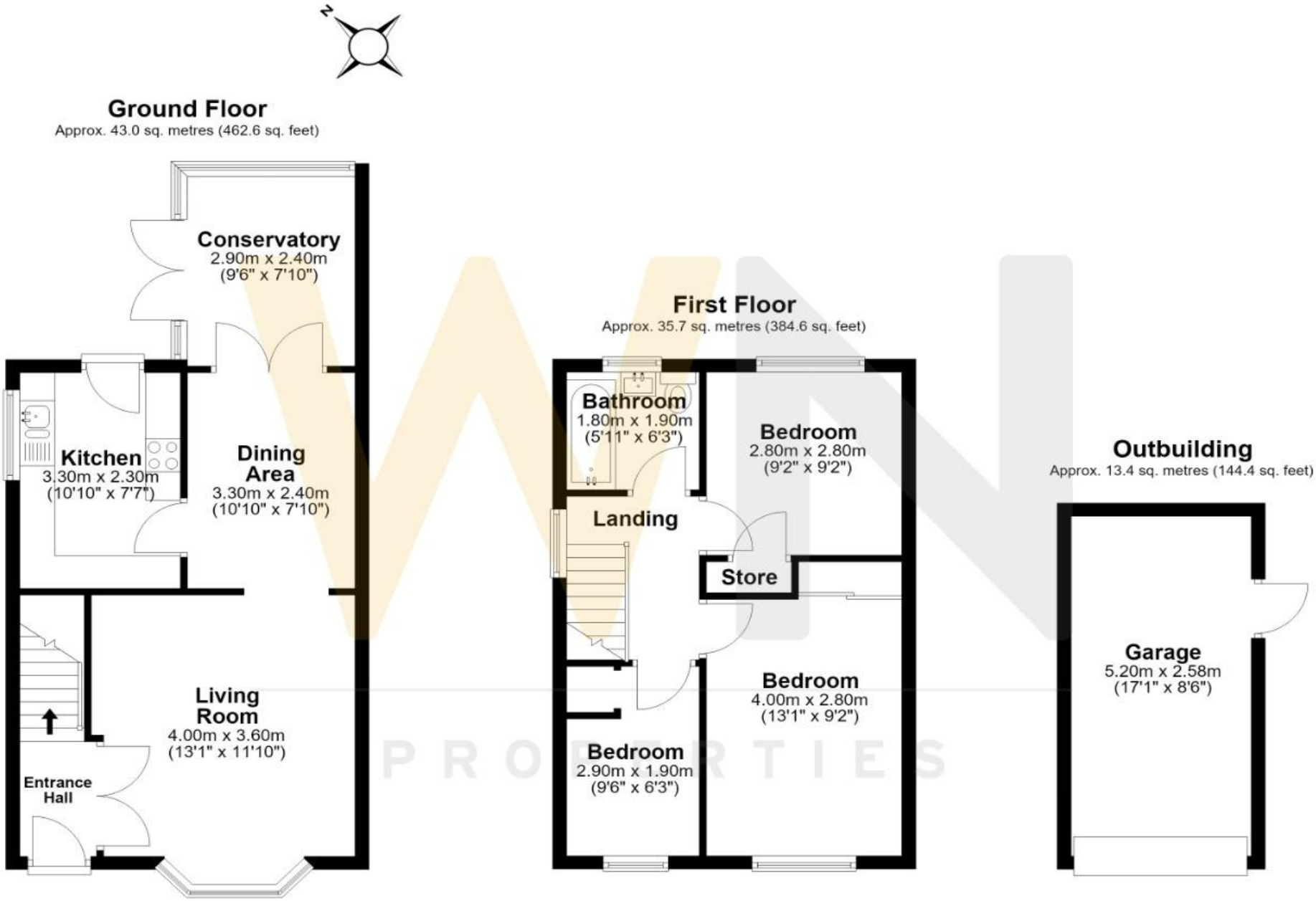
Bathroom 1.8m x 1.9m (5'11" x 6'2")

Garage 5.2m x 2.58m (17'1" x 8'6")





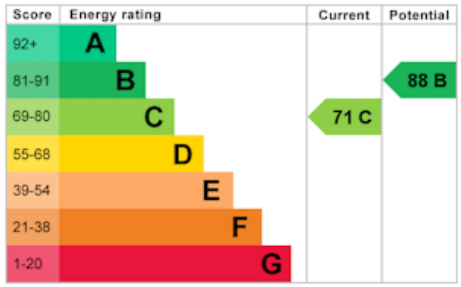




Total area: approx. 92.1 sq. metres (991.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
© @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.





WN PROPERTIES
PART OF northwood

01277 225 191
admin@wnproperties.co.uk