



**Walton Gardens, Brentwood, CM13 1EL**  
**£475,000**

**Jenkins Property**



T: 01277228620

E: SALES@JENKINS-PROPERTY.COM

WWW.JENKINS-PROPERTY.COM

# Jenkins Property

Two bedroom semi detached bungalow benefiting from its own drive and two double bedrooms in a popular residential area. This welcoming property is situated in a quiet road with local shops nearby. Popular Sheffield high street and Station are all within easy reach. A private enclosed garden with access to the detached garage further enhances the appeal of the property.

Hallway 2'11" x 16'8" m (0.90 x 5.09m)

Bedroom one 8'8" x 12'4"  
(2.65 x 3.76m)

Bedroom two 8'6" x 10'7" m (2.61  
x 3.23 m)

Lounge 10'7" x 14'3" m  
(3.23m x 4.34m)

Kitchen 11'8" x 8'9" m (3.58 x 2.68 m)

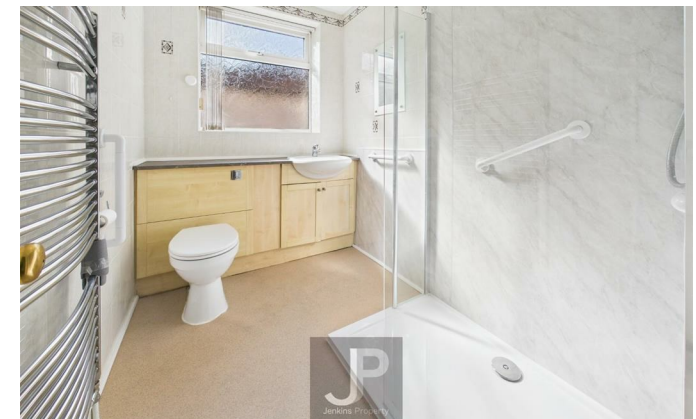
Bathroom 8'4" x 5'6" m (2.56 x 1.68m)

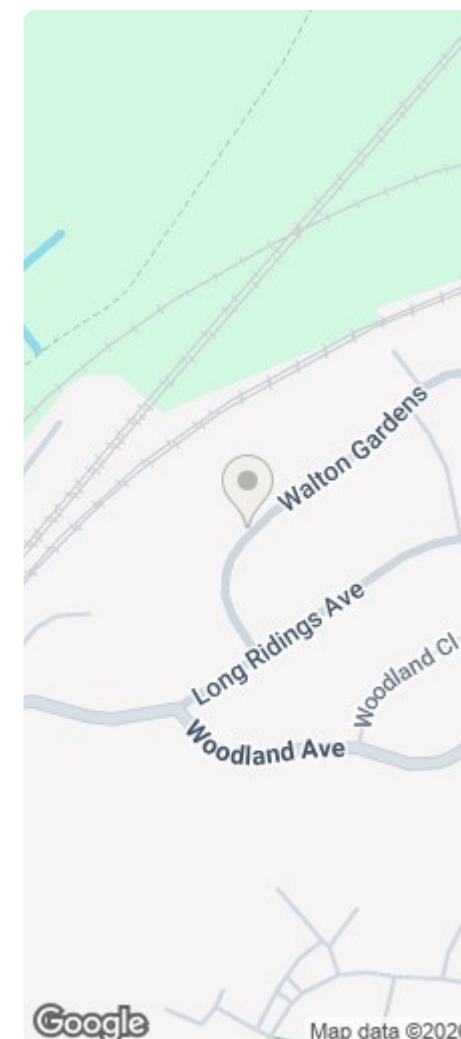
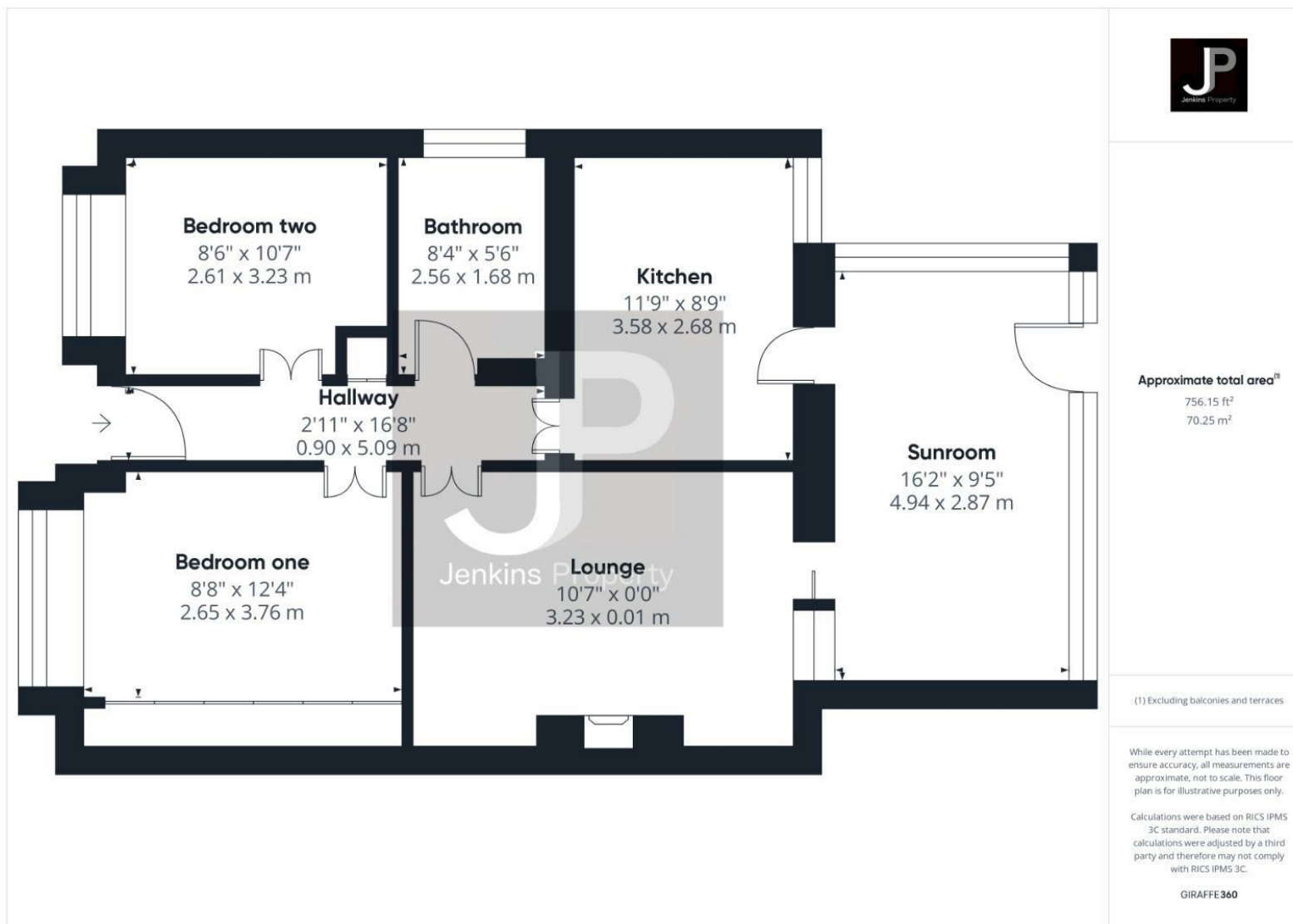
Sunroom 16'2" x 9'4" m (4.94 x  
2.87m)

Exterior

Rear garden 60' (18.29m)  
Pleasant rear garden with storage  
shed and garage

Front garden / Parking  
Mainly laid to lawn. Private driveway  
leading to garage





Energy Efficiency Rating		Current	Potential
Total energy efficient - lower running costs 85-95% <b>A</b> 75-85% <b>B</b> 65-75% <b>C</b> 55-65% <b>D</b> 45-55% <b>E</b> 35-45% <b>F</b> 25-35% <b>G</b> Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Total environmentally friendly - lower CO <sub>2</sub> emissions 85-95% <b>A</b> 75-85% <b>B</b> 65-75% <b>C</b> 55-65% <b>D</b> 45-55% <b>E</b> 35-45% <b>F</b> 25-35% <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions			
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