

# Mascalls Lane, Brentwood

CM14 5LR

£625,000



**CURTIS O'BOYLE**

Sales & Lettings



A well-presented extended three/four-bedroom semi-detached family home, ideally situated on the outskirts of Brentwood, approximately one mile from the Brook Street roundabout, providing excellent access to the A12 and M25. The property also enjoys close proximity to Warley Place Nature Reserve, offering an attractive balance of convenient commuting and access to open green space.

The accommodation is both versatile and spacious. An entrance hall leads to a study/bedroom four, creating an ideal home office or occasional guest bedroom, together with a ground floor WC. To the front of the property is a separate dining room featuring a bay window, while to the rear an extended lounge enjoys French doors opening onto the garden, creating an excellent space for family living and entertaining.

The kitchen/breakfast room is fitted with a range of units and is complemented by a separate utility room with direct access to the garden.

On the first floor are three well-proportioned bedrooms together with a spacious family bathroom, fitted with a large shower cubicle.

Externally, the property benefits from a driveway providing off-road parking for up to three vehicles and a generous rear garden extending to approximately 75 feet in length.

The property also offers excellent potential for a loft conversion, subject to the necessary planning permissions and building regulations, with many neighbouring homes having successfully undertaken similar extensions.

**ENTRANCE HALL** Double glazed entrance door and window to front aspect, coved to smooth ceiling, radiator, wood flooring, understairs cupboard.

**STUDY/BEDROOM FOUR** 14' 7" x 6' 7" (4.44m x 2.01m) Double glazed window to front aspect, smooth ceiling, radiator, wood flooring.

**DINING ROOM** 11' 10" x 11' 5" (3.61m x 3.48m) + bay. Double glazed bay window to front aspect, coved to smooth ceiling, radiator, wood flooring.

**WC** Coved to smooth ceiling, extractor fan, close coupled WC, wash hand basin, wood flooring.

**LOUNGE** 23' 3" x 10' 5" (7.09m x 3.18m) > 9' 5" (2.87m) Double glazed French doors to rear garden, coved to smooth ceiling, radiator, electric fire in fireplace.

**KITCHEN/BREAKFAST ROOM** 16' 10" x 8' 11" (5.13m x 2.72m) Double glazed window to rear aspect, coved to smooth ceiling with inset downlighting radiator, fitted base and wall units, one and a quarter bowl stainless steel sink unit with mixer tap inset into work tops, integrated dishwasher, stainless steel range style cooker with gas hob and stainless steel splashback and hood, tiled floor.

**UTILITY ROOM** 12' 3" x 4' 8" (3.73m x 1.42m) Double glazed door to rear garden, coved to smooth ceiling, fitted base and wall units, stainless steel sink unit with mixer tap inset into worktops, tiled floor and splashbacks, wall mounted gas boiler concealed in cupboard.

**FIRST FLOOR LANDING** Coved to smooth ceiling, loft access.

**BEDROOM ONE** 11' 10" x 11' (3.61m x 3.35m) + bay. Double glazed bay window to front aspect, coved to smooth ceiling, radiator.

**BEDROOM TWO** 11' 11" x 11' 5" (3.63m x 3.48m) Double glazed window to rear aspect, coved to smooth ceiling, radiator.

**BEDROOM THREE** 8' 1" x 6' 0" (2.46m x 1.83m) + 10' 6" x 3' 10" (3.2m x 1.17m) Two double glazed windows to front aspect, coved to smooth ceiling, radiator.

**BATHROOM** 6' 4" x 5' 7" (1.93m x 1.7m) + 10' 11" x 3' 10" (3.33m x 1.17m) Two double glazed windows to rear aspect, smooth ceiling with inset downlighting radiator, extractor fan, tiled shower cubicle, panelled bath with jets, close coupled WC, pedestal wash hand basin, tiled walls and floor.

**REAR GARDEN** 75' (22.8m) approx. in length. Paved patio area, remainder mostly laid to lawn, further (sun trap) paved patio area to rear along with large timber shed with power, flower and shrub borders, fencing to boundary, outside tap and power point.

**FRONT** Block paved driveway for three cars.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR  
807 sq.ft. (75.0 sq.m.) approx.

1ST FLOOR  
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA: 1319 sq.ft. (122.6 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.  
Made with Metropix ©2026



18 High Street Maldon, , Essex, CM9 5PJ

Tel: 01621 855558

Email: [maldon@curtisoboyle.co.uk](mailto:maldon@curtisoboyle.co.uk)

[www.curtisoboyle.co.uk](http://www.curtisoboyle.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

CURTIS O'BOYLE

Sales & Lettings