

Pondfield Lane, Brentwood

Guide price £450,000

3 1 1

Key Features

- EXTENDED THREE BEDROOM HOME
- EXCELLENT CONDITION
- FABULOUS KITCHEN/FAMILY ROOM
- SEPARATE DINING ROOM
- GOOD SIZED REAR GARDEN
- PAVED DRIVEWAY
- CATCHMENT AREA FOR ST MARTINS SCHOOL (subject to acceptance)
- EPC rating C















Superb three bedroom extended mid terrace property with good sized rear garden.

The accommodation comprises welcoming porch, spacious living room with semi open plan kitchen and a fabulous dining/family room to the rear of the property. Upstairs are three bedrooms and a bathroom. Outside to the front is a paved driveway, whilst to the rear is a well tended garden.

Brentwood`s Mainline Railway Station with its links to London Liverpool Street and the Elizabeth Line is within 1.7 miles with King Georges Playing Fields incorporating Hartswood Golf Course being located nearby. There is good access to Thorndon Country Park, and the property is within the catchment area for St Martin`s Secondary School (subject to acceptance) as well as Hogarth Primary School (subject to acceptance) being located nearby.







Dining Room 4m x 3.7m (13'1" x 12'1")

Living Room 7.1m x 5.6m (23'4" x 18'5")

Kitchen 3.3m x 2.8m (10'10" x 9'2")

Bedroom 3.88m x 2.6m (12'8" x 8'6")

Bedroom 3.8m x 3.39m (12'6" x 11'1")

Bedroom 3.11m x 2.15m (10'2" x 7'1")

Bathroom 2.11m x 1.6m (6'11" x 5'2")



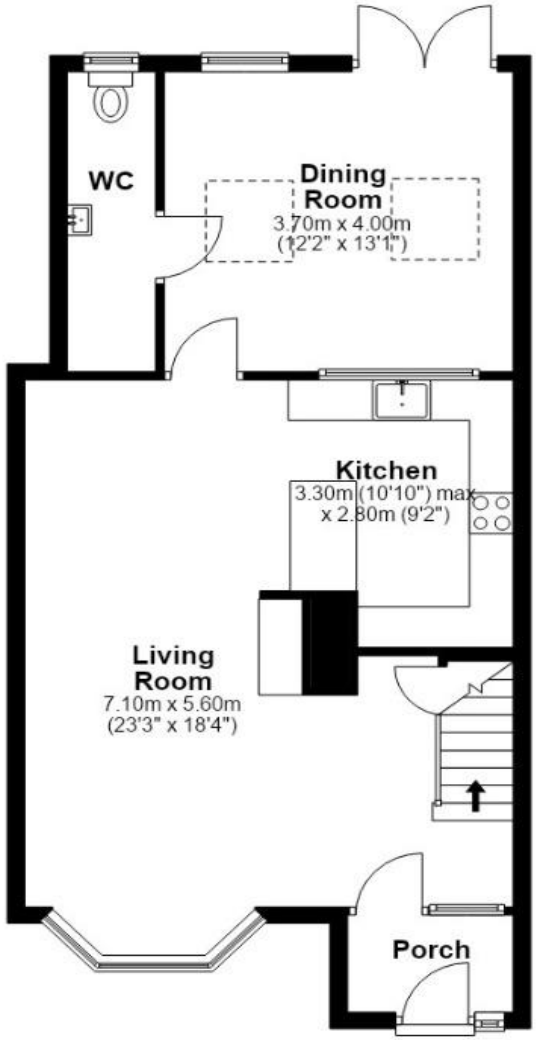






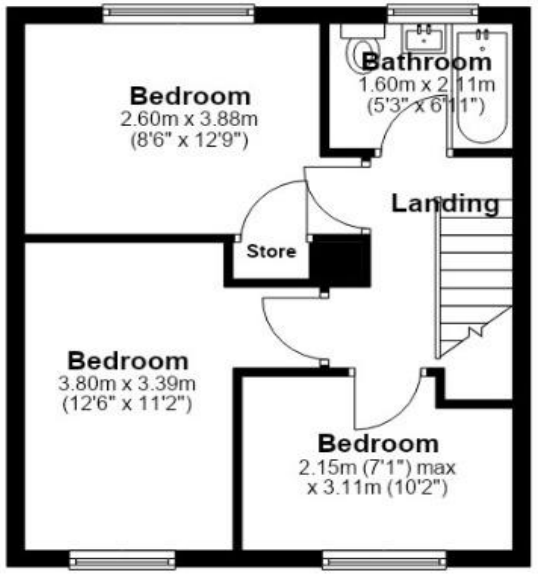
Ground Floor

Approx. 58.7 sq. metres (631.3 sq. feet)



First Floor

Approx. 36.6 sq. metres (394.5 sq. feet)



Total area: approx. 95.3 sq. metres (1025.8 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.
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Pondfield Lane



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WN PROPERTIES
PART OF northwood

01277 225 191
admin@wnproperties.co.uk