

Offers in the region of £495,000
Weald Road, Brentwood, CM14



 2
Bedrooms

 2
Bathrooms

1 Oscar House, 1b Fairfield Road, Brentwood, Essex, CM14 4LR |
management@blueprintproperties.co.uk

01277287931

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A charming end-of-terrace period cottage perfectly blending character features with modern living, situated in a premier commuter location.

Nestled on the edge of St Faith's Country Park and within moments of Brentwood's bustling High Street, this delightful period cottage occupies a prime position on the highly sought-after Weald Road. Offering a seamless blend of traditional charm and contemporary practicality, this home is perfectly suited for modern living in one of Essex's most desirable locations.

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The Interior

The property is accessed via a welcoming entrance porch that opens into an expansive living and dining area. The sitting room is an elegant and inviting space, enhanced by refined coving, wall lighting, and a working multi-fuel fireplace. Bespoke, illuminated 'in-frame' Shaker cabinetry provides a sophisticated touch while offering practical storage.

Internal French doors lead through to the dining area, a bright room bathed in natural light. This space features traditional, country-style bespoke joinery, designed to keep everyday essentials neatly organised yet easily accessible.

The well-proportioned kitchen serves as a stylish and functional hub, featuring a five-ring gas hob with extractor, dual electric oven, and marble-effect worktops complemented by a glazed splashback. It is further finished with a stainless steel dual sink and a swan-neck mixer tap with flexible pull out hose. From here, double-glazed French doors open into a lean-to garden room, providing a versatile space to enjoy the garden views throughout the seasons.

The ground floor also benefits from a practical guest WC and a spacious cloakroom, which offers convenient direct access to both the driveway and the rear garden. Upstairs, the property comprises two well-appointed bedrooms served by a spacious Jack and Jill en-suite.

Gardens and Exterior

To the rear, the approximately 75ft south-west facing garden offers a private outdoor retreat, complete with a summer house currently utilised as a home gym. To the side, a secure gated driveway provides ample off-street parking for two large vehicles.

Location and Lifestyle

The property is ideally situated for outdoor enthusiasts, with the tranquil St Faith's Country Park just moments away. The renowned South Weald Country Park famous for its deer and wildlife is a mere 0.5 miles from the doorstep. Families will also appreciate the proximity to the 'Outstanding' St Peter's Primary School, located just 2km away in South Weald (subject to admissions criteria).

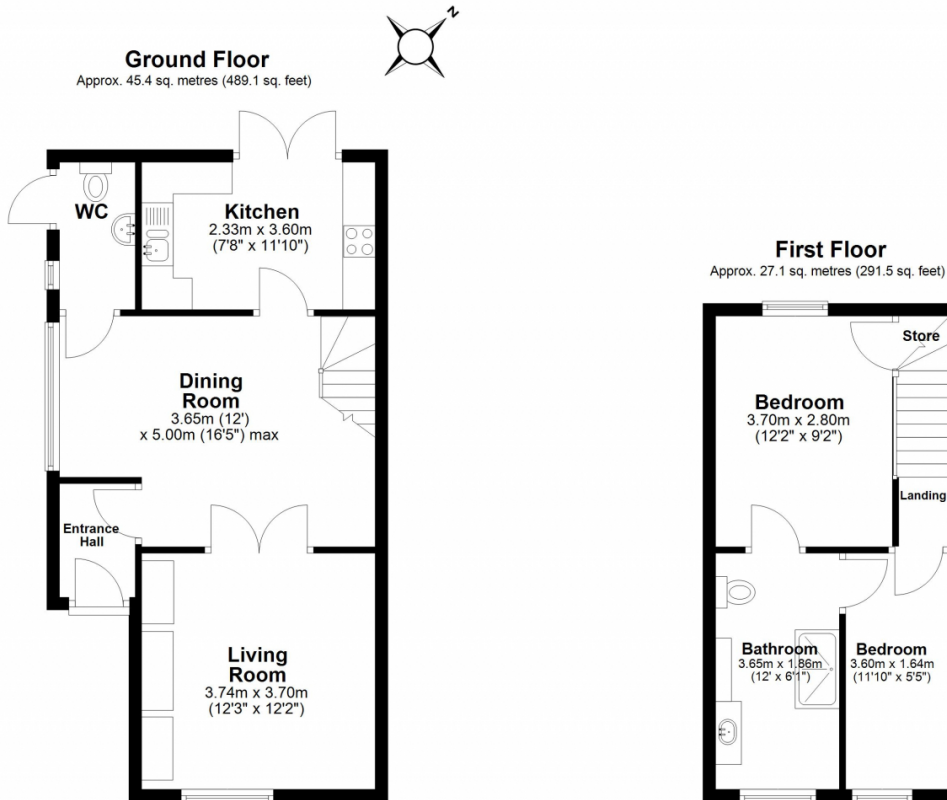
For the commuter, Brentwood Railway Station is approximately 0.5 miles away, providing fast and frequent links into London via the Elizabeth Line. The M25 and A12 are both within a mile, ensuring excellent connectivity by car.

Development Potential

Subject to the necessary planning permissions and building regulations, this property offers significant potential for further enhancement. The site could accommodate a two-storey side extension and a loft conversion - the latter potentially within Permitted Development rights - making it an exceptional investment for a growing family.

Disclaimer

These particulars are provided for general guidance only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition, and necessary permissions for use and occupation, as well as any fixtures, fittings, services, or appliances, have not been tested and are given without warranty. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information and carry out their own due diligence, including verification of measurements, planning permissions, and building regulations. Floorplans are for illustrative purposes only and may not be to scale. The agent has not checked the legal title of the property, and buyers must rely on their own solicitor for confirmation.



Total area: approx. 72.5 sq. metres (780.6 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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Weald Road

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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