



Hawthorn Avenue, Brentwood, CM13 2EG  
Price guide £280,000

Jenkins Property

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# Jenkins Property

Welcome to this charming garden apartment located on Hawthorn Avenue in the desirable area of Brentwood. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or small families seeking a peaceful retreat.

Upon entering, you will find a spacious reception room that serves as the heart of the home. This inviting space is perfect for relaxation or entertaining guests, providing a warm and welcoming atmosphere. The apartment features two well-proportioned bedrooms, each offering ample natural light and a serene environment for restful nights.

The property also includes a modern bathroom, designed with functionality in mind, ensuring your daily routines are both comfortable and efficient.

One of the standout features of this apartment is its lovely garden, providing a private outdoor space where you can enjoy fresh air and sunshine. Whether you wish to cultivate your own plants, host summer barbecues, or simply unwind with a good book, this garden is a wonderful addition to your living experience.

Situated in Brentwood, this apartment benefits from excellent local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, making commuting to London and other nearby towns straightforward.

In summary, this garden apartment on Hawthorn Avenue presents a fantastic opportunity for those looking to embrace a relaxed lifestyle in a vibrant community. With its appealing features and prime location, it is certainly worth considering for your next home.

**Hallway 2'11" x 14'6" (0.90 x 4.42)**

**Kitchen 9'2" x 10'5" (2.81 x 3.20)**

**Living Room 13'4" x 10'7" (4.08 x 3.23)**

**Bedroom 9'2" x 11'8" (2.80 x 3.57)**

**Bedroom 10'0" x 11'8" (3.07 x 3.57)**

**Bathroom 5'6" x 6'1" (1.69 x 1.87)**

**Rear garden**

**Front garden**

**Front terrace leading to garden 7'11" x 7'8" (2.43 x 2.34)**



- Ground floor
- Separate kitchen
- The last pictures are AI staged to show furnishing examples
- Front and rear gardens
- Off road parking
- Two bedrooms
- No onward chain

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**Kitchen**  
9'2" x 10'6"  
2.81 x 3.20 m

**Living Room**  
13'4" x 10'7"  
4.08 x 3.23 m

**Dining Room**  
10'0" x 11'8"  
3.07 x 3.57 m

**Bedroom**  
9'2" x 11'8"  
2.80 x 3.57 m

**Bathroom**  
5'6" x 6'1"  
1.69 x 1.87 m

**Hallway**  
2'11" x 14'5"  
0.90 x 4.42 m

**Terrace**  
7'11" x 7'8"  
2.43 x 2.34 m

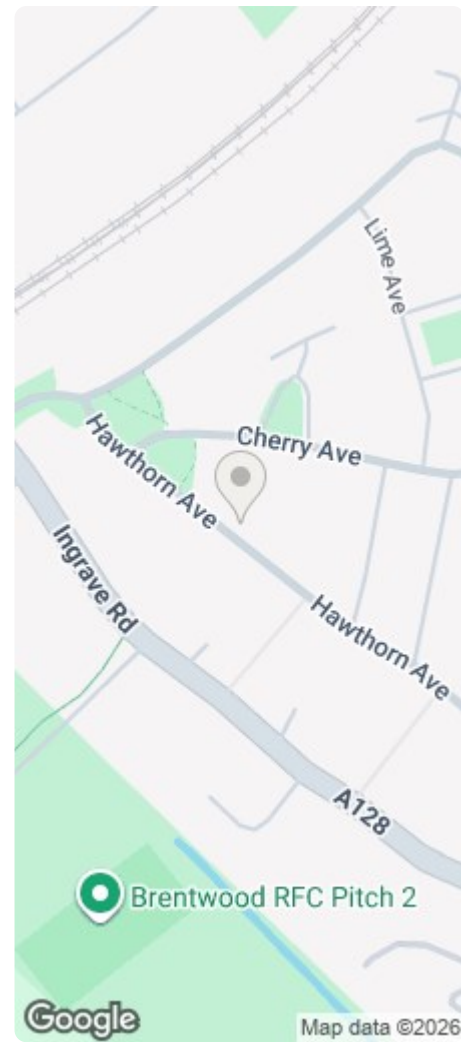
**Approximate total area<sup>(1)</sup>**  
561 ft<sup>2</sup>  
52.3 m<sup>2</sup>

**Balconies and terraces**  
60 ft<sup>2</sup>  
5.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Band A	Band A	Band A	Band A
Band B	Band B	Band B	Band B
Band C	Band C	Band C	Band C
Band D	Band D	Band D	Band D
Band E	Band E	Band E	Band E
Band F	Band F	Band F	Band F
Band G	Band G	Band G	Band G

EU Directive 2002/91/EC

