



**Victoria Road, Brentwood**  
**3 Bedroom Victorian End Terrace House**

**Guide Price : £500,000-£550,000**  
**Freehold**

# Victoria Road, Brentwood – 3 Bedroom Victorian End Terrace Family Home

## Property Details:

Welcome to this charming, well-presented period End of Terrace property in the sought after location of Brentwood, Essex. Comprising of 3 good size bedrooms plus a study/nursery, a large first floor bathroom and on the ground floor a large through lounge with original features, high ceilings and a feature fireplace with working coal fire. To the rear is the charismatic fitted kitchen overlooking the courtyard style rear garden. The beautiful rear garden has a large patio areas for 'Al Fresco' dining, with the rest mainly laid to lawn with border gardens with mature trees, shrubs and plants. This house has everything you could wish for in a period property, with high ceilings, full of character and offers lots of space for a family with huge potential to expand further (STPP) if you need more space. Add to this the convenient location just a few minutes walk to Brentwood Station for trains into London and Heathrow (Elizabeth Line) and stroll a little further in the Town Centre with its chic shops, bars, restaurants and many amenities. This is an absolute gem of a property that's a combination of classic charm with modern features and in a super location.

This property will appeal to a variety of buyers including first time buyers, up/downsize home movers and those looking for something with character but with potential to expand further if desired. Don't delay, book your viewing! Viewing by appointment only.

## Ground Floor:

**Entrance :** Entrance from front of property via glazed wood door to hallway.

**Hallway:** 22'11" x 5'10" –Stairs to first floor. Under-stair storage cupboard housing energy meters. Door to the through lounge and door to the kitchen/diner. Radiator. Wood flooring. Smooth ceiling. Neutral décor.

**Through Lounge:** 25'2" x 11'3" - Double glazed sash effect bay window to front aspect to lounge area and double-glazed sash effect window overlooking rear garden. Chimney breast with feature fireplace and working coal fire. 3 x radiators. Smooth ceiling with coving. Fitted carpet. Neutral décor.

**Kitchen/Diner:** 18'11" x 10'3" – 2 x Double glazed windows, one to the side and one overlooking rear garden. Double glazed door to rear patio and garden. A range of wall and base units including display shelves giving plenty of storage space. Gas Range cooker with extractor over. 1 ½ bowl sink with mixer tap and drainer. Tiled splash-backs. Space for washing machine & dishwasher. Space for fridge & freezer. Cupboard housing boiler. Radiator. Smooth ceiling with downlights. Wood flooring. Neutral décor.

## First Floor

**First Floor Landing:** Staggered landing with access to all first-floor accommodation. Access to loft (part boarded for storage). Wood flooring with carpet to main staircase. Smooth ceiling. Neutral décor.

**Bedroom 1:** 14'3" x 10'9" - Double glazed bay window to front aspect. Chimney breast. Fitted wardrobes to one wall. Wood flooring. Radiator. Dado rail. Smooth ceiling. Modern décor.

**Bedroom 2:** 11'4" x 9'11". Double glazed window to side aspect. Chimney breast. Radiator. Fitted carpet. Smooth ceiling. Neutral Décor. Door to:-

**Bedroom 3:** 10'0" x 6'6". Double glazed window to rear aspect. Fitted carpet. Chimney breast. Radiator. Smooth ceiling. Neutral Décor.

**Study/Nursery Room:** 7'3" x 3'7". Double glazed window to front. Currently used as a study/library. Wood floor. Smooth ceiling. Neutral décor.

**Bathroom:** 9'10" x 8'9". Double glazed frosted window to rear aspect. 4 piece bathroom with Roll top Victorian style bath with mixer tap and shower over. Cubicle shower. Low level W.C.. Vanity sink. Part tiled to walls. Wood floor. Heated towel rail. Smooth ceiling with downlights. Extractor fan.

## Outside:

**Rear Garden:** Beautiful courtyard style rear garden commencing with patio area perfect for 'Al Fresco' dining. The rest laid mainly to lawn with border gardens and established trees and shrubs. Brick out building and small summer house for storage. Side access to front.

**To Front of property:** Walled garden to front.

Council Tax Band: D - Local Council: Brentwood.

Approximate gross internal area 102.m2 – 1097 sq ft

EPC: D

This is a beautiful, character property oozing with charm and offering lots of space, with its well-proportioned rooms, high ceilings and with the potential to expand if more space where needed in the future . Just a few minutes walk to the station makes this a commuters dream home. Excellent access to road links M25 / A12 / A127. Close to schools, shops and amenities.

Opportunity to expand the property if more space is needed (STPP).

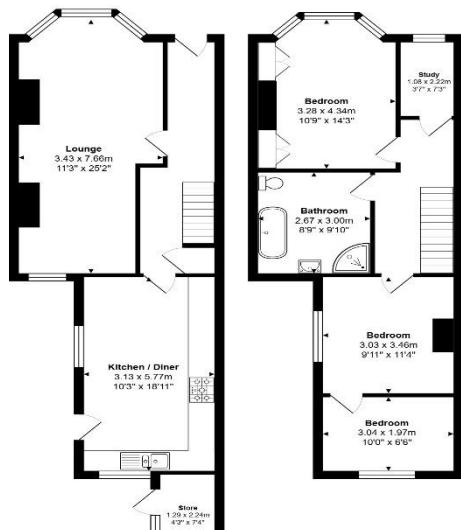




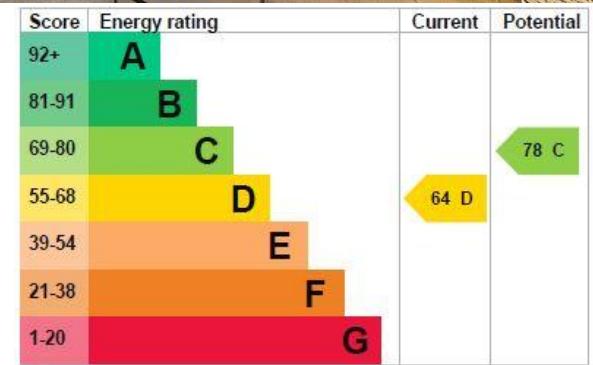
- **3 Bedrooms**
- **Family Bathroom**
- **Through Lounge**
- **Large Fitted Kitchen / Diner**
- **Study / Nursery Room**
- **Courtyard Rear Garden with Storage**
- **Gas Central Heating**
- **Double glazing**
- **High Ceilings and Period Features**
- **Walk to Station & Town Centre**
- **Sought after Location**
- **Character Property**

#### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



Total Area: 106.7 m<sup>2</sup> (1140 ft<sup>2</sup>)  
 Measurements are approximate for illustrative purposes only and may have been taken from the widest area.  
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