



## Mascalls Gardens, Brentwood, CM14 5LT Offers In Excess Of £450,000



**\*\*THREE BEDROOM SEMI-DETACHED BUNGALOW WITH OFF-STREET PARKING – POTENTIAL TO EXTEND (STPP) – CLOSE DISTANCE TO BRENTWOOD STATION (ELIZABETH LINE)\*\***

GUIDE PRICE **\*\*£450,000 - £475,000\*\***

OC Homes is delighted to present this well-presented three-bedroom semi-detached bungalow, ideally located in a sought-after residential area of Brentwood, within easy reach of Brentwood Station (Elizabeth Line), offering fast and convenient connections into Central London.

The property offers spacious accommodation throughout, comprising a generous lounge, a separate fitted kitchen, a useful utility room, three well-sized bedrooms, and a three-piece family bathroom suite.

Externally, the property benefits from a private driveway providing off-street parking for two vehicles, along with a rear garden.

The property offers fantastic scope for further development, with potential to extend (subject to the usual planning permissions), making it an ideal opportunity for buyers looking to modernise, expand, and add value.

Additional features include double glazing throughout and gas central heating, ensuring comfort and efficiency.

The property is conveniently located within walking distance of Brentwood High Street, which offers a wide range of shops, cafes, restaurants, and local amenities. Brentwood Station provides direct Elizabeth Line services to London Liverpool Street, Paddington, and beyond, making the property perfect for commuters.

- SEMI-DETACHED BUNGALOW
- DRIVEWAY
- CLOSE TO BRENTWOOD STATION
- LARGE GARDEN
- POTENTIAL TO EXTEND (STPP)
- UTILITY ROOM

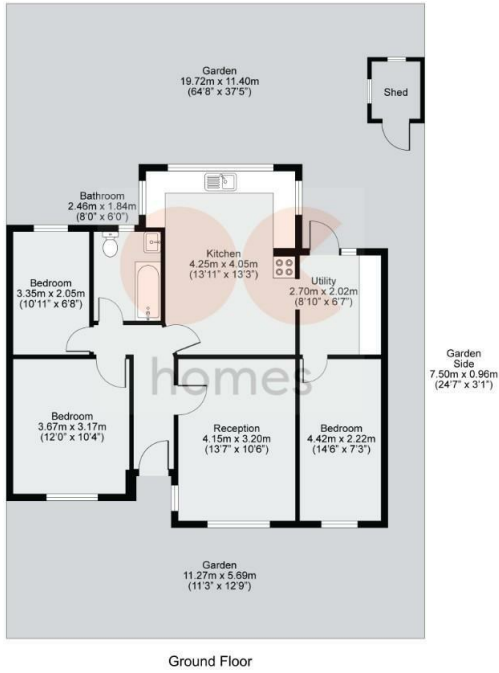
### Viewing

Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.



**Mascalls Gardens, Brentwood, Essex, CM14**

Approx. Gross Internal Area = 80.0sqm / 861.1sqft



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

**Maison VUE**



Energy Efficiency Rating	
Current	Potential
88	63

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
68	91



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



164 Balgores Lane, Gidea Park, Essex, RM2 6BS  
 t. 01708989888 | e. hello@ochomes.co.uk  
 w. oneclickhomes.co.uk