



Woodman Road, Brentwood, CM14 5AL

Available from early August 2026 is this four double bedroom modern home is located within walking distance of both Brentwood's High Street and Train Station. The property benefits from lounge, utility room and spacious open plan kitchen diner with bi-folding doors to rear garden. First floor accommodation includes three double bedrooms and spacious family bathroom. Second floor consists of master bedroom with ensuite. Externally the property boasts 50ft rear garden with patio to lawn, side access to front and off-street parking to front for two cars.

£2,900 PCM (per calendar month) - Council Tax: E
Holding deposit equal to one weeks rent
Security deposit equal to five weeks rent

Woodman Road

Brentwood, CM14 5AL



Entrance Hall

Entrance via door to front, stairs to first floor, doors to following accommodation.

Lounge

12'7 x 9 (3.84m x 2.74m)

Double glazed bay window to front, radiator, carpet flooring

Kitchen/Diner

23'6 x 14'10 (7.16m x 4.52m)

Double glazed bifolding doors to garden, double glazed window to rear, kitchen consists of a wide range of wall and base units, fitted with all NEFF appliances that include fridge freezer, dishwasher, oven. Neff gas hob with extractor above. Single drainer sink with mixer tap, Radiators, laminate floor throughout. .

Utility Room

8'8 x 5'10 (2.64m x 1.78m)

Provision for all freestanding appliances, boiler, laminate flooring.

WC

Low level WC, wash hand basin, laminate floor.

Landing

Stairs to ground and second floor.

Bedroom Two

15'00 x 9'10 (4.57m x 3.00m)

Double glazed window to front, radiator, carpet flooring.

Bedroom Three

11'10 x 10'01 (3.61m x 3.07m)

Double glazed window to rear, radiator, carpet flooring.

Bedroom Four

11'6 x 9'2 (3.51m x 2.79m)

Double glazed window to rear, radiator, carpet flooring.

Bathroom

9'2 x 6'00 (2.79m x 1.83m)

Double glazed frosted window to side, freestanding bath, low level WC, vanity wash hand basin, walk in shower cubicle, tiled floors, tiled walls.

Bedroom One

15'00 x 14'7 (4.57m x 4.45m)

Double glazed velux windows, radiator, carpet flooring.

Ensuite

8'1 x 4'7 (2.46m x 1.40m)

Double glazed window to rear, vanity wash hand basin, low level WC, shower cubicle, towel rail, tiled flooring.

Garden

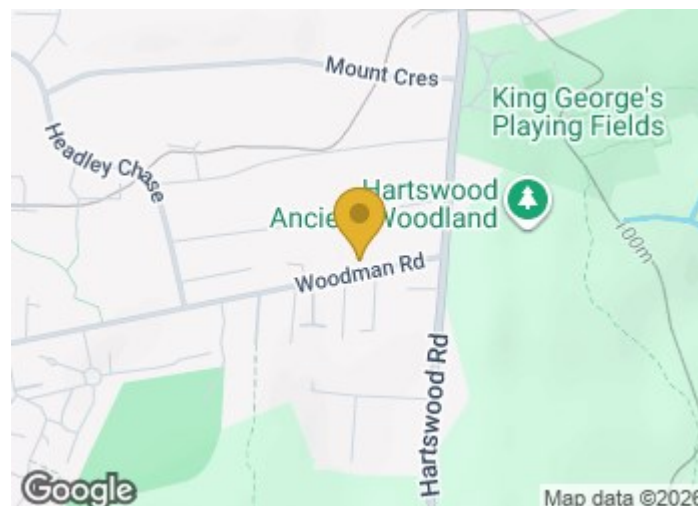
50ft (15.24mft)

Patio to lawn, freestanding shed, side access to front.

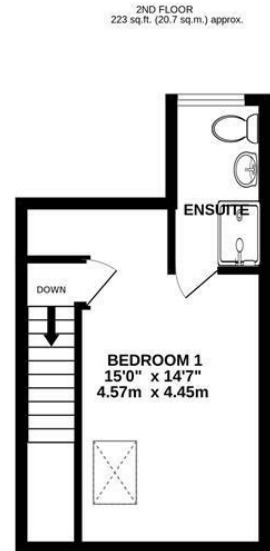
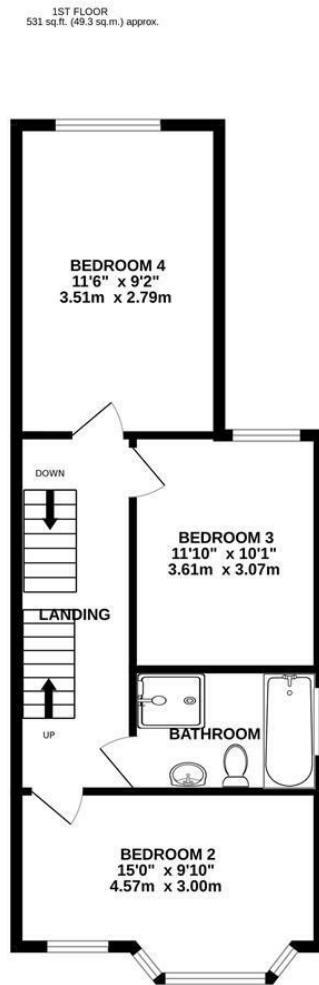
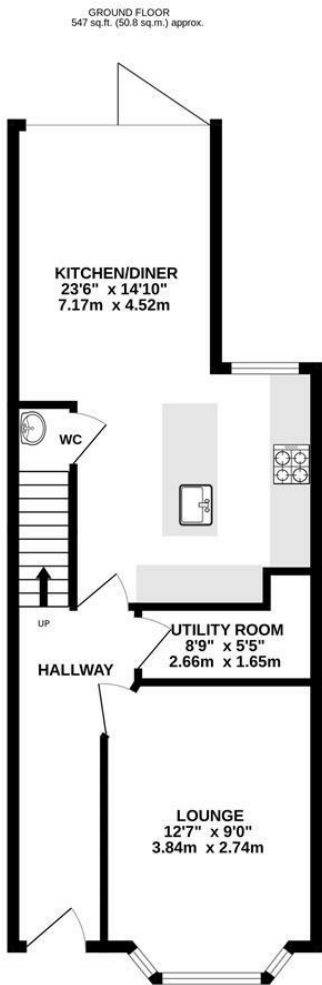
Driveway

Driveway for two cars.

Please note the internal photography shown in the marketing is of the adjacent property.







TOTAL FLOOR AREA : 1301 sq.ft. (120.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Material Information:
Council Tax Band: E
Tenure:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		85	94
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		