



**MEACOCK & JONES**

3 Bedrooms

House - End Terrace

Located  
in Brentwood

**OIEO £595,000**



[enquiries@meacockjones.co.uk](mailto:enquiries@meacockjones.co.uk)

[www.meacockjones.co.uk](http://www.meacockjones.co.uk)

01277 218485

# 22 Park Road

Brentwood | | CM14 4TX



Meacock and Jones are delighted to offer for sale this beautifully presented period cottage, set less than half a mile from Brentwood high street and just 0.8 miles from Brentwood railway station, which offers the excellent links into London and beyond with the Elizabeth Line.

The accommodation commences with a porch, ideal for dropping off coats and shoes, before leading into the lovely open plan lounge/dining room. The bay window to the front brings plenty of light into this room which is set off by the attractive feature log burner with wood effect mantel and slate hearth, plus wide plank flooring, a very well presented area. Stairs rise up to the first floor with a convenient storage cupboard beneath, and steps down lead into the dual aspect kitchen which has been nicely appointed with attractive tiling to walls, wooden flooring, shaker style units, quartz work tops, butler sink and some integrated appliances. A courtesy door leads to the outside.

Heading upstairs, the galleried landing has a built in cupboard, and gives access to the bedrooms, bedroom one having an original cast iron fireplace and built in storage cupboard, whilst bedroom two enjoys views over the rear garden, and bedroom three is perfect for a nursery or home office. The fully tiled family bathroom is of good size with a white three piece suite and completes the internal accommodation.

Externally, there is a slate driveway to the front of the property providing parking, and side access to the garage at the rear providing another space to park. The south west facing garden commences with a pretty slate patio, ideal for placing garden furniture, leading to the remainder, which is mostly laid to lawn and steps up lead to an additional lawned area.

The property has the potential to extend further ( stpp ) if so required, and currently has some lovely features throughout, including high ceilings, sash windows and many other characterful attributes.



# 22 Park Road

OIEO £595,000 Freehold

- CHARACTERFUL PERIOD COTTAGE
- THREE BEDROOMS
- DESIRABLE AREA
- 0.8 MILES TO BRENTWOOD STATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- MANY ATTRACTIVE FEATURES
- 90' SOUTH WEST FACING GARDEN
- POTENTIAL TO EXTEND (STPP)





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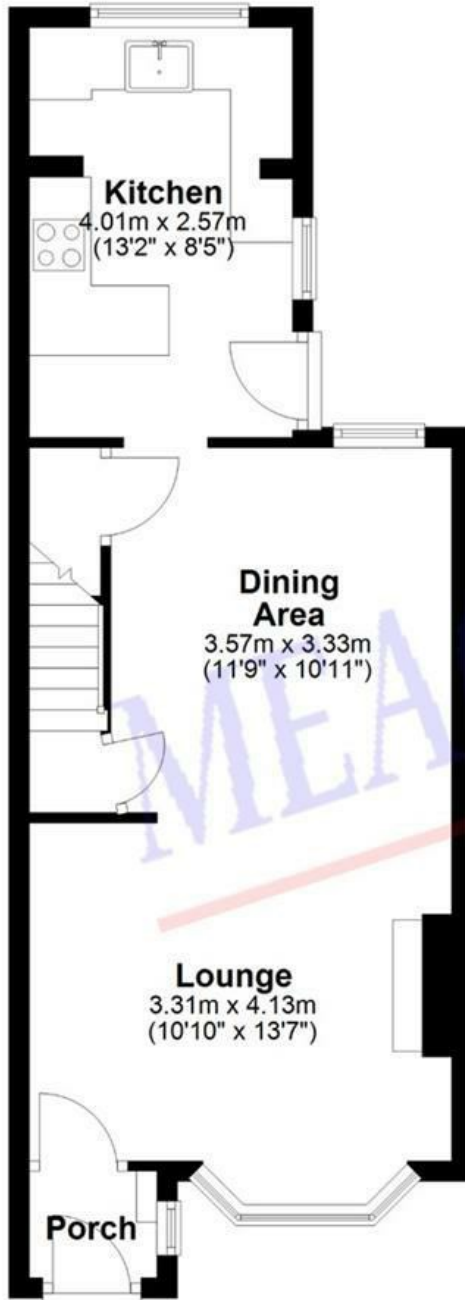


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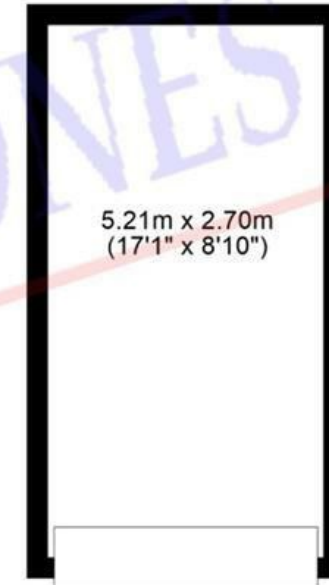
## Ground Floor



## First Floor



## Garage



**APPROX INTERNAL FLOOR AREA**  
MAIN HOUSE 81 SQ M 867 SQ FT  
GARAGE 14 SQ M 151 SQ FT  
TOTAL 95 SQ M 1018 SQ FT

This plan is for layout guidance only and is **NOT TO SCALE**

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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**Accommodation comprises:**

**Entrance Porch**

**Lounge**

13'7 x 10'10

**Dining Area**

11'9 x 10'11

**Kitchen**

13'2 x 8'5

**First Floor Landing**

**Bedroom One**

13'7 x 10'10

**Bedroom Two**

13'2 x 8'5

**Bedroom Three**

8' x 5'5

**Family Bathroom**

**Externally**

**Garage**

17'1 x 8'10

**MEACOCK & JONES**

106 Hutton Road

Shenfield

Essex

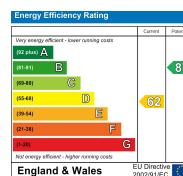
CM15 8NB

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**Council Tax Band: D**

**Local Authority: Brentwood Borough Council**



Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations or statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of their professional representatives. All measurements, areas and distances given are approximate. We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order. Any fixtures or fittings detailed in these particulars are not necessarily included in the sale price and Meacock & Jones and their staff accept no liability for any errors contained therein.

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