



Connells

Bournebridge Close
Hutton Brentwood



Property Description

Situated within the highly sought-after commuter town of Brentwood, this modern and well-presented one-bedroom semi-detached bungalow offers a perfect blend of contemporary living and convenience.

Ideal for lateral living or a commuter, the property is superbly positioned within this desirable location, with Shenfield Station offering direct links into London in under 30 minutes.

The property benefits from a driveway providing off-street parking for multiple vehicles, a valuable feature in this area. Internally, the home has been well maintained and features a bright and stylish open-plan kitchen/living space, complete with a breakfast bar.

The master bedroom is very well proportioned and currently accommodates a dressing table, wardrobes, and a king-size bed, demonstrating the excellent space on offer.

Further benefits include a NHBC warranty included with the purchase, valid until June 2026 enhancing the fitted windows and doors, along with a Vaillant combi boiler.

To the rear, bi-fold doors open onto a private garden, creating an excellent indoor-outdoor flow. The garden begins with a patio seating area, ideal for al fresco dining, flowing to the lawn, offering a wonderful blank canvas for anybody looking to personalise the outdoor

space.

The property features a storage shed and a additional versatile cabin with full electricity, suitable for conversion into a workshop, beauty room, home office or whatever suits your needs.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than

£349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Hall

Bathroom

8' 11" x 5' 7" (2.72m x 1.70m)

Lounge

15' 3" x 11' 2" (4.65m x 3.40m)

Kitchen

9' 10" x 7' 7" (3.00m x 2.31m)

Bedroom

12' 10" x 9' 6" (3.91m x 2.90m)

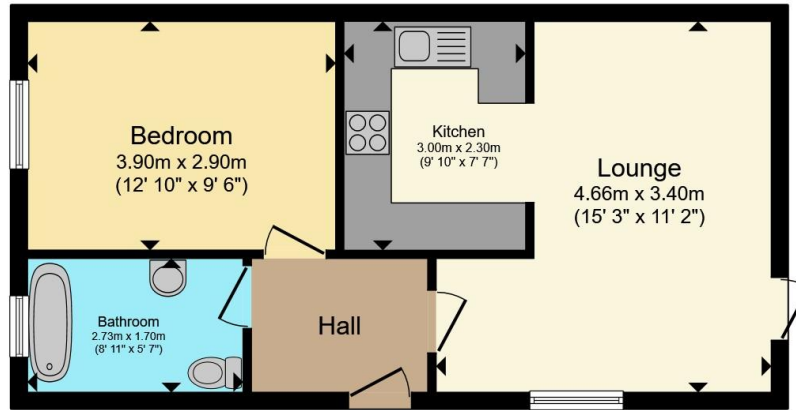
Cabin

16' 5" x 8' 6" (5.00m x 2.59m)

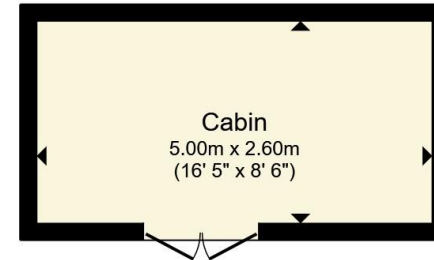








Floor Plan



Outbuilding

Total floor area 57.0 m² (614 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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96 High Street
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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/BCY308191



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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