



**19 St. Peters Road
Warley
Offers over £400,000**

MEACOCK & JONES

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****Initial offers invited in the region of £400,000 - £425,000**** An appealing and tastefully appointed two bedroom end of terrace stock brick cottage. This bright and spacious property is located within easy reach of Brentwood railway station providing excellent transport links into London and beyond and located close to good local schools. Potential to extend into the loft space, subject to the usual planning permission.

The accommodation comprises a charming and well-proportioned sitting/dining room, centred around an attractive brick fireplace with log burner. A front-facing sash window with plantation shutters allows plenty of natural light, while a built-in under-stairs cupboard provides useful storage. There is ample space for a dining table, ideal for entertaining, which flows seamlessly into the modern kitchen. The kitchen is well fitted with a range of base and wall units, complemented by wood-effect worktops, and includes an integrated dishwasher, oven with hob, plus space for a washer/dryer. A sash window overlooks the rear garden, and a useful utility area leads off the kitchen. Also on this floor is a contemporary family bathroom, featuring a stylish 'P' shaped bath with overhead shower and glass screen, combining practicality with modern comfort.

- **Character Cottage**
- **Two Good Size Bedrooms**
- **Lounge/Diner**
- **Modern Kitchen**
- **Good Size Family Bathroom**
- **Private Rear Garden**
- **Potential to Extend (STPP)**
- **Excellent Location**
- **Close to Brentwood Mainline Railway Station**



Accommodation Comprises of:-

Sitting Room/Dining Room 24'9 x 10'9 (7.54m x 3.28m)

Kitchen 11'2 x 7' (3.40m x 2.13m)

Bathroom

First Floor

Bedroom One 11'6 x 10'8 (3.51m x 3.25m)

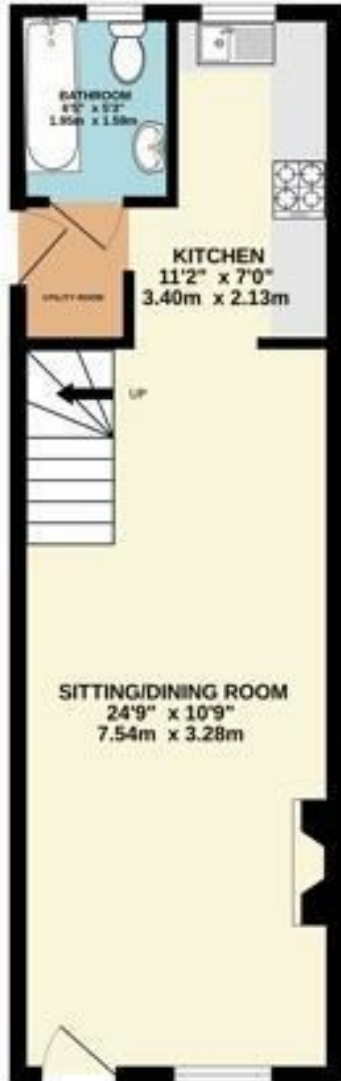
Bedroom Two 11'7 x 8'1 (3.53m x 2.46m)





GROUND FLOOR
361 sq ft (33.4 sqm) approx.

1ST FLOOR
239 sq ft (22.2 sqm) approx.



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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		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	

TOTAL FLOOR AREA: 620 sq ft (57.6 sqm) approx.

While every attempt has been made to ensure the accuracy of the figures 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 here are not tested and no guarantee as to their operability or efficiency can be given.

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