PeterAndrews
Residential Sales & Lettings

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Vaughan Williams Way, Brentwood, CM14 5WP

Offers In Excess Of £1,250,000 Freehold

We are delighted to introduce this impressive detached family residence, enviably situated overlooking the green within the highly sought-after Clements Park Estate.

Beautifully presented and meticulously maintained throughout, this substantial home offers generous and versatile accommodation, including five well-proportioned double bedrooms and four stylishly appointed bathrooms. At the heart of the home is a stunning kitchen/diner, fitted with bespoke hand-built Brookmans-designed cabinetry and thoughtfully configured for contemporary family life. Spacious reception areas and elegant interiors create a sophisticated yet welcoming environment throughout. To the rear, a secluded South West-facing garden offers a peaceful and private outdoor setting, with a generous patio area and direct access to large driveway and DOUBLE garage.

The location is equally appealing, with Brentwood Station, the scenic Warley Country Park, and a selection of highly regarded primary and secondary schools all within easy reach. Excellent transport links and local amenities further enhance the property's enviable position, offering both convenience and connectivity.

Externally, the property benefits from two garages, each fitted with electric up-and-over doors, as well as an EV charging point. Both garages also feature power and lighting, providing excellent practicality and additional storage.

Offering an exceptional blend of space, style and location, this outstanding residence represents an ideal opportunity for modern family living within one of the area's most desirable developments.

Telephone or email to arrange a viewing appointment.

Reception Hallway

Drawing Room
22'8" x 12'9" (6.91 x 3.91)

Dining Room
16'11" x 12'0" (5.16 x 3.66)

Breakfast Room
13'1" x 12'4" (4.01 x 3.78)

Kitchen
18'8" x 12'1" (5.70 x 3.69)

Utility Room

FIRST FLOOR ACCOMMODATION

Bedroom
28'8" x 10'11" (8.76 x 3.35)

Dressing Area

Bathroom/En-suite

Bedroom
14'6" x 12'9" (4.44 x 3.90)

Bathroom En-Suite with Jack and Jill Doors

Bedroom
14'0" x 12'4" (4.29 x 3.78)

En-Suite

SECOND FLOOR ACCOMMODATION

Bedroom
14'11" x 13'1" (4.55 x 3.99)

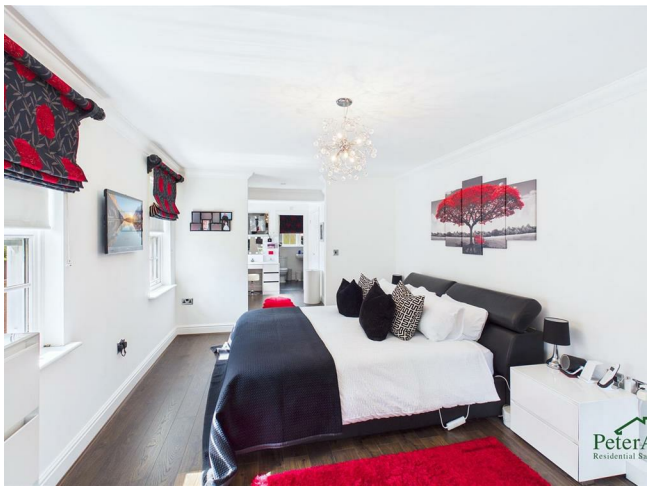
Bedroom/Office
13'1" x 10'9" (3.99 x 3.28)

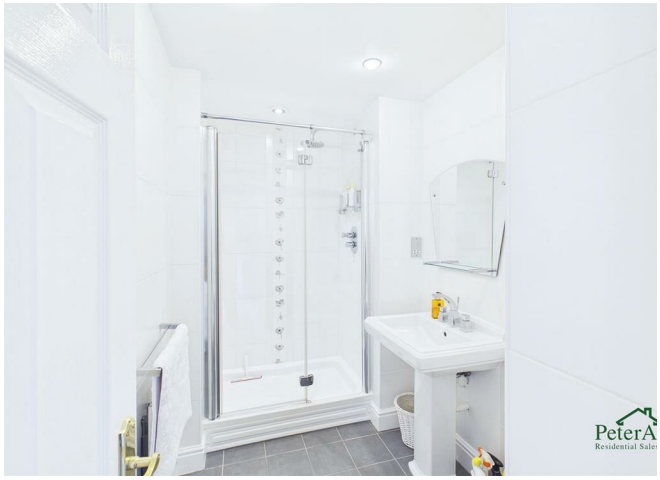
Shower Room

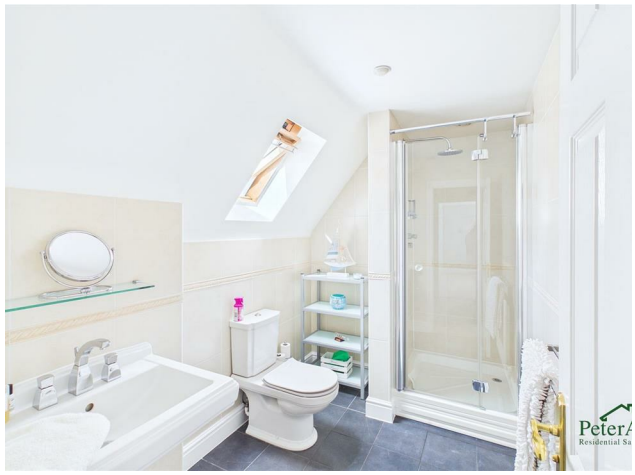
Secluded Rear Garden - South West Facing

Disclaimer
Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of an offer or contract. The agent has not tested any apparatus, equipment, fixtures , fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer cannot assume any information is correct. Photographs of the interior of the property are given purely to give an indication of décor, style etc., and does not imply that any furniture/fittings etc., are included.

SOAK







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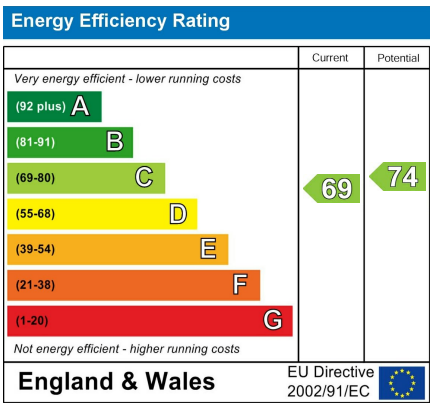
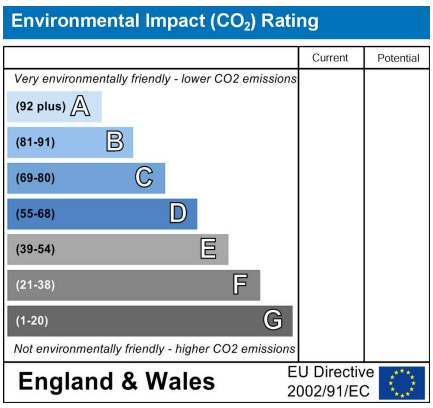

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
69
74
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC

GROUND FLOOR
1346 sq.ft. (125.0 sq.m.) approx.
BREAKFAST ROOM
13'2" x 12'5"
4.01m x 3.78m
KITCHEN
18'8" x 12'1"
5.70m x 3.69m
UTILITY
DRAWING ROOM
22'8" x 12'10"
6.91m x 3.91m
DINING ROOM
16'11" x 12'0"
5.16m x 3.66m
HALL
DOUBLE GARAGE
17'9" x 17'4"
5.42m x 5.27m
1ST FLOOR
1029 sq.ft. (95.6 sq.m.) approx.
ENSUITE
BEDROOM
14'1" x 12'5"
4.29m x 3.78m
DRESSING AREA
W
ENSUITE
BATHROOM
BEDROOM
28'9" max x 11'0"
8.76m max x 3.35m
BEDROOM
14'7" x 12'10"
4.44m x 3.90m
LANDING
2ND FLOOR
483 sq.ft. (44.9 sq.m.) approx.
WARDROBE
LANDING
SHOWER
A/C
BEDROOM
14'11" x 13'1"
4.55m x 3.99m
BEDROOM
13'1" x 10'9"
3.99m x 3.28m
TOTAL FLOOR AREA : 2858 sq.ft. (265.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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