



Coxtie Green Road, Brentwood, CM14 5PT
£540,000

Jenkins Property

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Coxtie green road Pilgrims Hatch, Brentwood, this delightful end-terrace house on Coxtie Green Road offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. Each bedroom is designed to provide a peaceful retreat, ensuring restful nights and rejuvenating mornings.

The house boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings with family. The layout is both practical and inviting, allowing for a seamless flow between the living areas. Additionally, the property features three bathrooms, which is a significant advantage for busy households, providing convenience and privacy for all residents.

Situated in a desirable location, this home benefits from the tranquillity of suburban life while being within easy reach of Brentwood's vibrant amenities. Local shops, schools, and parks are just a short distance away, making it an excellent choice for families and professionals alike.

This end-terrace house is not just a property; it is a place where memories can be made. With its appealing features and prime location, it presents a wonderful opportunity for those looking to settle in a welcoming community. Do not miss the chance to make this lovely house your new home.

Hallway - 4.71 x 1.86 (15'5" x 6'1") -

Kitchen - 3.23 x 2.89 (10'7" x 9'5") -

Living Room - 3.96 x 4.90 (12'11" x 16'0") -

Wc - 1.39 x > 2.84 (4'6" x > 9'3") -

Landing - 2.12 x 1.02 (6'11" x 3'4") -

Bedroom - 3.33 x 3.79 (10'11" x 12'5") -

Bathroom - 1.84 x 1.97 (6'0" x 6'5") -

Bedroom - 3.04 x 2.00 (9'11" x 6'6") -

Bedroom - 3.04 x 2.79 (9'11" x 9'1") -

Bathroom - 2.17 x 1.46 (7'1" x 4'9") -

Loft Space - 9.03 x 4.07 (29'7" x 13'4")



- End terrace
- Off road covered parking

- Lounge dining room
- Loft had been constructed to accommodate an additional room

- Semi-rural location
- Master bedroom with ensuite

Ground Floor

Floor 1

Floor 2

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Approximate total area⁽¹⁾
1241 ft²
115.3 m²

Reduced headroom
64 ft²
5.9 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Target	Current	Target
100-149 A	100-149 A	100-149 A	100-149 A
150-179 B	150-179 C	150-179 B	150-179 C
180-199 C	180-199 D	180-199 A	180-199 D
200-249 D	200-249 E	200-249 B	200-249 E
250-299 E	250-299 F	250-299 C	250-299 F
300-349 F	300-349 G	300-349 D	300-349 G
350-399 G		350-399 E	
400-499 H		400-499 F	
500-599 I		500-599 G	

EU Directive 2002/91/EC

