



PERIOD
HOMES

Kimpton Avenue, Brentwood. CM15 9HA

Guide Price £450,000 - £475,000

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Offered with no onward chain, this charming Victorian semi-detached home presents a fantastic opportunity for buyers looking to create a property tailored to their own tastes. Rich in character and offering approximately 796 sq. ft. (74 sq. m.) of internal accommodation, the property combines period proportions with exciting scope to modernise, making it an ideal purchase for first-time buyers, growing families or investors alike.

The ground floor is arranged to provide two generous reception rooms, comprising a bright living room to the front and a spacious dining room that flows naturally into the kitchen, creating an excellent foundation for contemporary open-plan living should the new owner wish to reconfigure. Beyond the kitchen, a ground floor bathroom serves the home, while useful built-in storage adds practicality to the existing layout.

Upstairs, the first floor offers two well-proportioned double bedrooms, each benefiting from excellent natural light and generous dimensions, with additional storage accessed from the landing.

Externally, the property continues to impress. To the front, off-street parking provides a highly desirable convenience, while to the rear, a south-facing garden enjoys sunshine throughout much of the day and offers the perfect setting for outdoor entertaining, gardening or simply relaxing. With ample space for landscaping or extension potential (subject to the necessary planning consents), the garden further enhances the home's long-term appeal.

Situated within the sought-after town of Brentwood, Kimpton Avenue enjoys easy access to an excellent selection of local shops, cafés, restaurants and leisure facilities, together with highly regarded schools and beautiful green spaces. Brentwood's mainline station, including the Elizabeth line, provides fast and convenient links into London, making the property particularly attractive to commuters seeking a balance between town and city living.

Combining Victorian charm, a highly desirable location and outstanding potential to add value, this is a rare opportunity to acquire a home that can be transformed into something truly special. Early viewing is highly recommended to appreciate everything this property has to offer.

Anti-Money Laundering Checks and Legal Support:

A mandatory Anti-Money Laundering (AML) check is required on all buyers and sellers and is facilitated via our legal partner at a cost of £65 per property payable upon instruction. The service also provides access to an unlimited legal advice helpline staffed by qualified solicitors to assist with any questions you may have during your



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Council Tax band: F

Tenure: Freehold

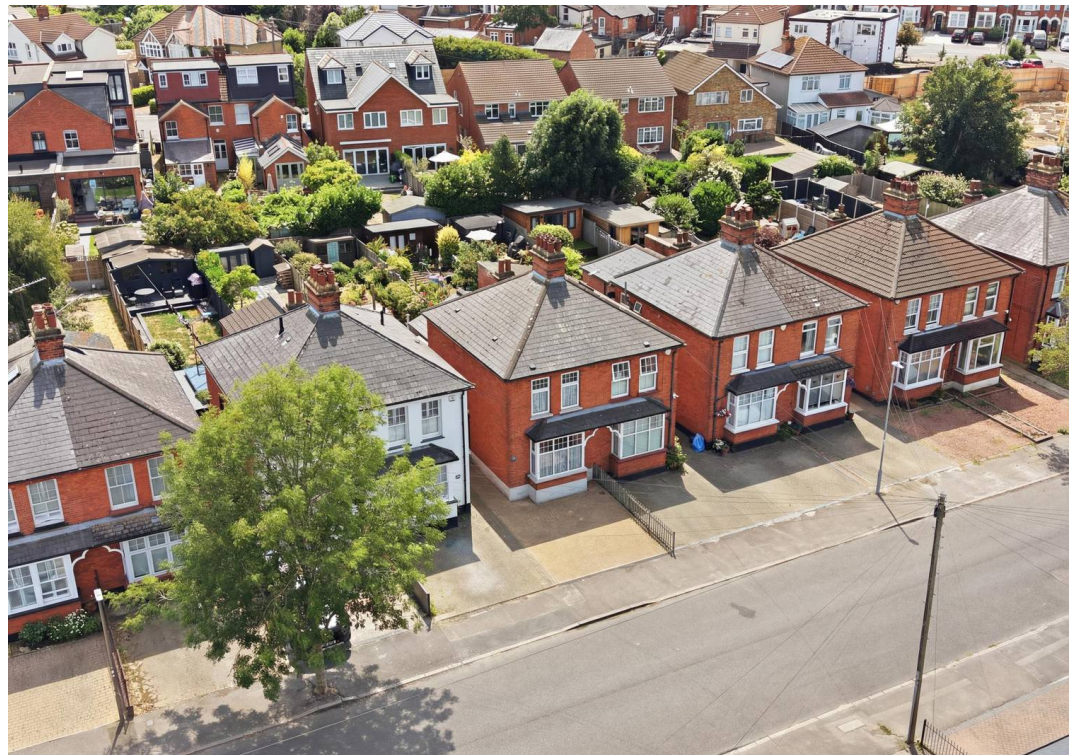
EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- No Onward Chain
- Potential to Modernise
- Two Double Bedrooms
- Charming Victorian Character Property
- British Heritage Road
- Off-Street Parking









Kimpton Avenue

Total: Approx. Gross Internal Area 74.0 sq metres (796.4 sq ft)



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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value

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About Us

From charming cottages to country estates, all our homes have a story to tell... 'Period Homes' is one of a kind, an agency dedicated to the sale of character and period properties across Essex.

If you would like to buy a period home but you have a modern home to sell first, we can assist via our sister company, Walkers, which just so happens to have been voted Britain's Best Estate Agency in the British Property Awards. That way, both elements of your move are in the very best of hands.

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Psst... Have you heard of
discreet marketing?

Many people lose out on their dream home to someone in a better position.

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periodhomes.co.uk



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