

# 173a High Street, Brentwood

Guide Price **£400,000**

# 173a High Street

## Brentwood

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Impressive master bedroom
- Immaculately presented
- Two double bedrooms
- Modern fitted kitchen
- Separate bathroom and WC
- Period conversion
- Extremely convenient position
- Landscaped garden
- Character features









**Entrance porch**
The recessed entrance porch opens to the inner lobby with staircase ascending to first floor. Period style tiling to floor.

**Landing**
Spacious landing area has a staircase turning to second-floor providing access to all rooms. Solid oak flooring.

**Living room**
13' 11" x 11' 4" (4.24m x 3.45m)
Bay window to front elevation with double glazed sash windows. Decorative plaster moulded ceiling cornice. Feature exposed brick wall with fireplace and open fire. Recess ceiling lights. Solid oak flooring. Radiator.

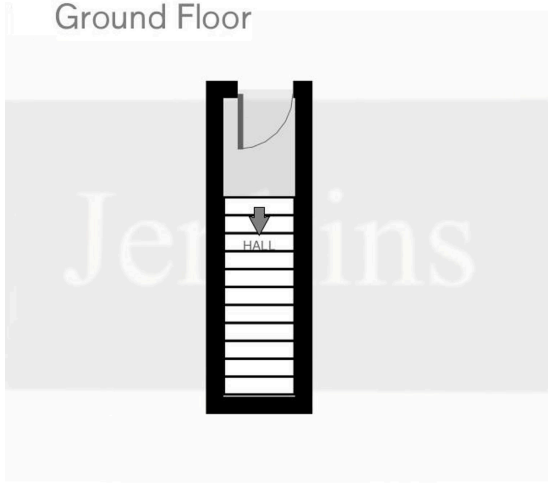
**Kitchen**
8' 7" x 7' 6" (2.62m x 2.29m)
Double glazed sash window to front elevation. Recess ceiling lights. The kitchen is fitted with a matching range of white fronted eye and base level units with contrasting wood work surfaces over. In set ceramic sink drainer unit with mixer tap over and tiled splash backs. Integrated appliances include A four ring electric hob with extractor above and electric fan assisted oven below. Provision for washing machine and fridge freezer. Solid oak flooring. Radiator.

**Bedroom two**
12' 0" x 11' 4" (3.66m x 3.45m)
Double glazed sash window to rear elevation. Decorative plaster moulded ceiling cornice. Twin modern fitted wardrobes. Radiator. Solid oak flooring.

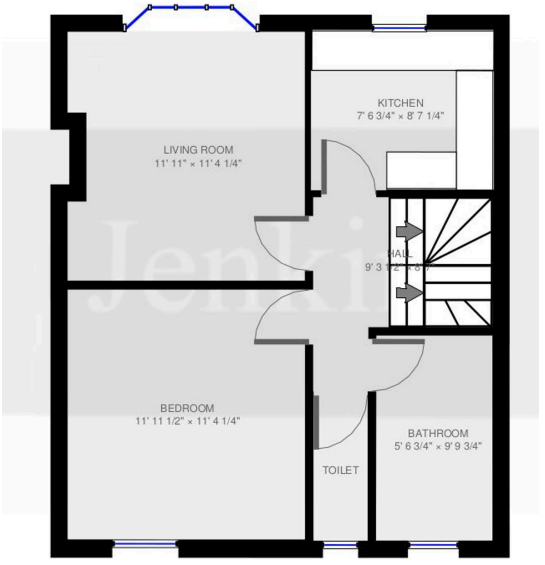
**Family bathroom**
9' 9" x 5' 6" (2.97m x 1.68m)
Obscure double glazed window to rear elevation. The luxury suite comprises of a ball and claw freestanding roll top bath with shower over. Pedestal wash hand basin. Part tiling to walls. Tiling to floor. Radiator.

**WC**
Obscure double glazed window to rear elevation. Low level WC. Part tiling to walls. Tiling to floor. Radiator.

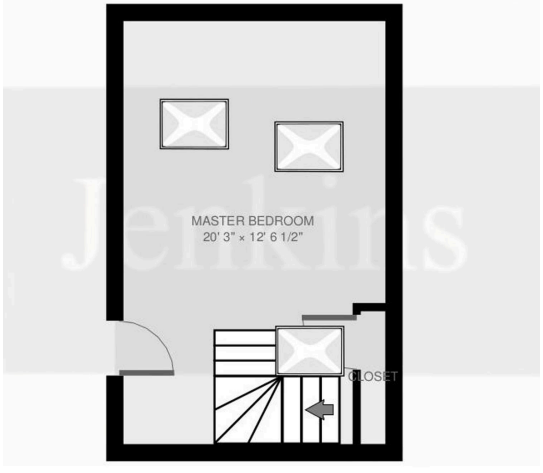
## Ground Floor

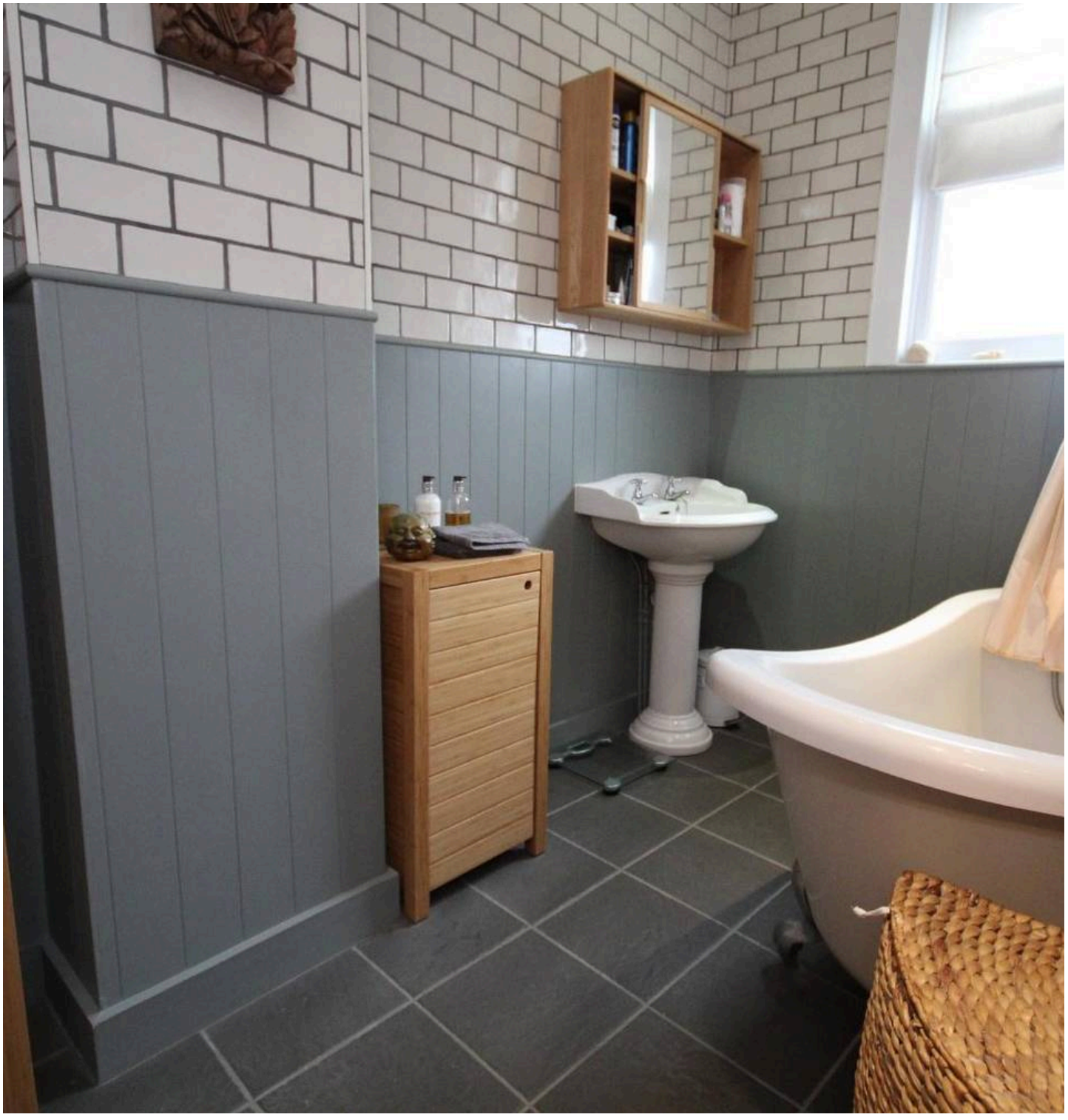



## 1st Floor




## 2nd Floor

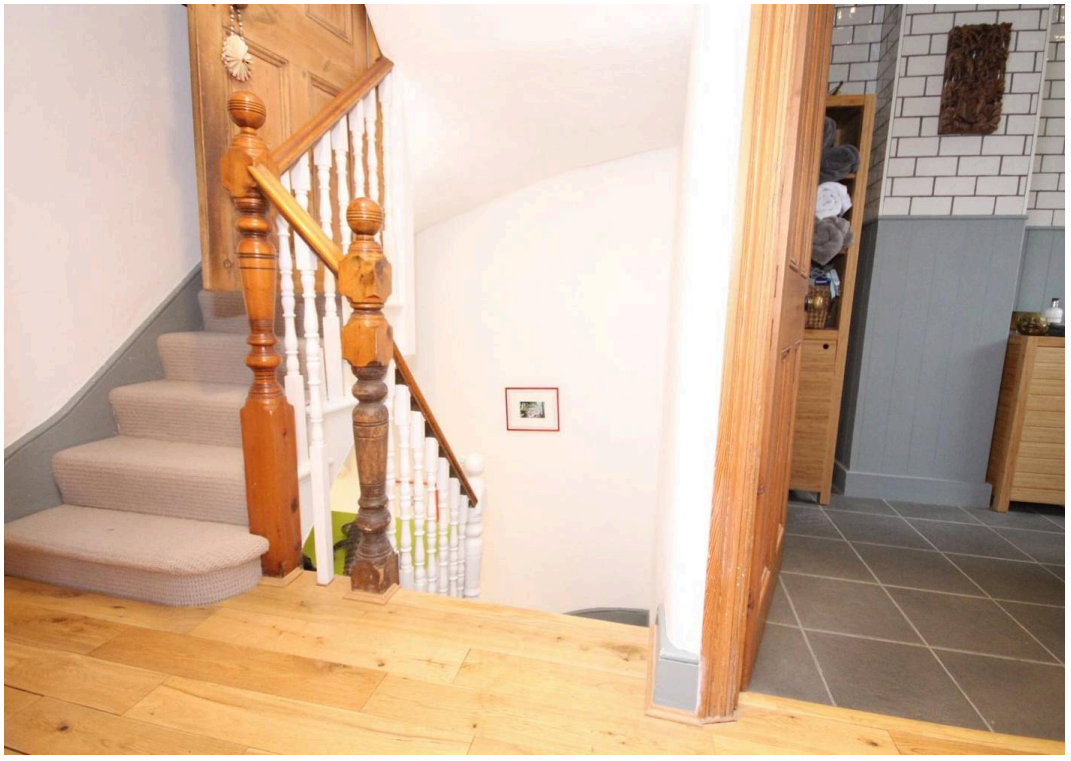




**FRONT GARDEN**

**PERMIT**

1 Parking Space




THEY LOVE SEX







# Jenkins Property

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