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For Sale

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Westbourne Drive, Brentwood, CM14 4PH

Laying to the west of Brentwood's town centre, Westbourne Drive is a popular road that provides easy access onto the A12 and M25 and is also just over a mile to Brentwood High Street by car or indeed good local bus services. Extended, the property now provides well-appointed accommodation throughout which includes a fantastic size lounge/diner, an 'L' shaped kitchen with its own private courtyard, a main bedroom with en-suite and a further double bedroom and a further independent shower room. In addition, there is an attached garage and a driveway providing parking for 2 to 3 vehicles. The property is available with no onward chain.



2 Bedroom(s)



1 Reception(s)



2 Bathroom(s)



Double glazed entrance door through to

ENTRANCE HALL

A good size entrance hall with coving to ceiling, dado rail, loft access, airing cupboard housing hot water cylinder, radiator, doors to

LOUNGE / DINER 6.63m (21'9) x 5.77m (18'11)

Coving to ceiling, large double glazed window to rear overlooking the garden, electric fire with living flame effect and stone style surround, half height panelling to walls, two radiators, sliding doors onto terrace.

KITCHEN 5m (16'5) x 2.24m (7'4)

'L' shaped with inset spot lights, coving to ceiling, double glazed window to front overlooking a small and private patio, radiator, white gloss fronted wall and base level units incorporating displays, roll edge worktops, inset single drainer sink unit, four ring gas hob, separate oven, space for washing machine, dishwasher and tumble/dryer, recess space for fridge freezer, further double glazed window to rear, double glazed door onto patio.

BEDROOM ONE 4.39m (14'5) x 3.51m (11'6)

Double glazed window to front, further double glazed window to side, radiator.

EN-SUITE

Obscure double glazed window to side, modern white suite comprising close coupled w.c with full and half flush, wash hand basin with mixer tap and cupboard under, 'P' shaped bath with corner mounted mixer tap and glazed screen.

BEDROOM TWO 4.11m (13'6) x 2.84m (9'4)

Coving to ceiling, double glazed window to front, radiator.

SHOWER ROOM

Inset spot lights, coving to ceiling, obscure double glazed window to side, modern suite comprising full and hand flush w.c, wash hand basin with mixer tap and cupboard under, corner shower unit with glazed screen, tiling to walls, radiator.

PARKING & GARAGE

To the front there off street parking for 1 to 2 vehicles leading to an attached garage. The driveway has flower and shrub beds to borders, panel enclosed fencing and low brick wall to front boundary.

REAR GARDEN

There is a pleasant and relatively private garden commencing with a raised paved patio with small steps down to the remainder which is mostly laid to lawn and flanked with flower and shrub beds. The garden is enclosed by panelled fencing and from our own measurements measures approximately 30ft by 25ft.

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Approximate total area^m949 ft²
88.1 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

**COUNCIL TAX BAND: D**
Freehold

These particulars do not constitute an offer or contract and although thought to be accurate are intended only to provide a general guide. Interested parties must personally verify their accuracy. We have not carried out a detailed survey therefore services, heating or specific appliances have not been tested. Sizes indicated should not be relied upon and must be used as a guide only.
ALL NEGOTIATIONS MUST BE CONDUCTED THROUGH ADRIANS ESTATE AGENTS

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For more information, please contact**Adrians, 16 Duke Street, Chelmsford, Essex, CM1 1UP****01245 265303 | info@adrians-property.co.uk | www.adrians-property.co.uk**