



31 Queens Road, Brentwood, CM14 4SH
£400,000

Jenkins Property

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Beautifully Presented Two Bedroom First Floor Flat. Currently undergoing a repaint and a professional clean. We have staged the property to show what it could look like with different furniture.

This property is located a short distance to Brentwood Town and Station. The flat is on the top floor and comprises of a good sized open plan lounge and kitchen. Kitchen has integrated white good appliances and a fully fitted kitchen. Two double bedrooms, one with wall to wall free standing wardrobes. Luxury bathroom with three piece bathroom suite.

To the rear is the allocated parking for one car and a communal garden.

Available Now.



Open Plan Lounge 13'0" x 12'6" (3.98 x 3.83)

Laid with real wood flooring. Painted walls. Double glazed windows. Wall mounted gas central heating. Furnishings include - sofa/tv unit/tv.

glazed windows. Wall mounted gas central heating. Furnishings include - chest of drawers and free standing mirror.

Open Plan Kitchen 9'11" x 6'5" (3.028 x 1.973)

Laid with real wood flooring. Arrangement of eye and base level units. Integrated fridge freezer, dishwasher, oven/hob and microwave. Double glazed window. Low level lighting.

Bathroom 9'4" x 6'11" (2.87 x 2.12)

Tiled flooring. Tiled walls. Three-piece bathroom suite with separate shower over bath. Wall mounted heated towel rail. Frosted window.

Parking

Allocated parking at the rear of the property.



Bedroom One 13'6" x 9'4" (4.11m x 2.84m)

Laid with carpet. Painted walls. Double glazed windows. Wall mounted gas central heating. Furnishings include - wall to wall wardrobe and free standing mirror.

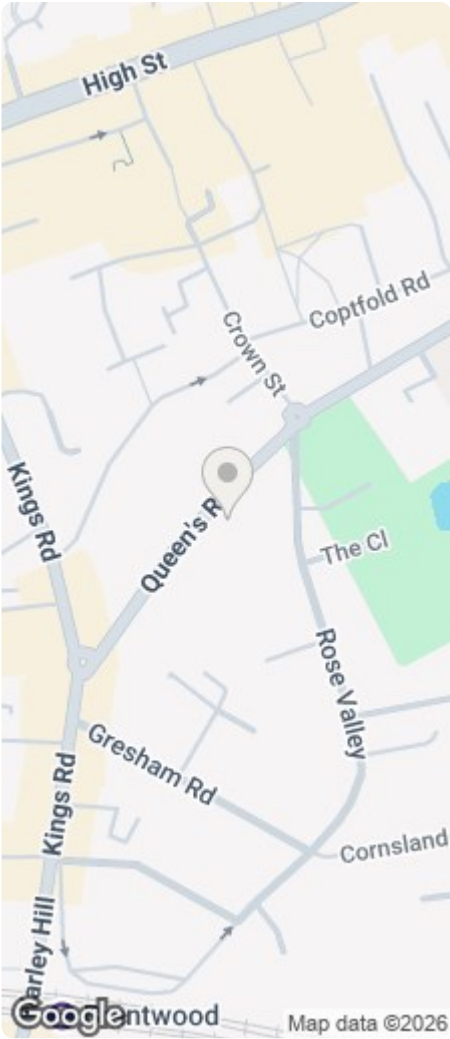
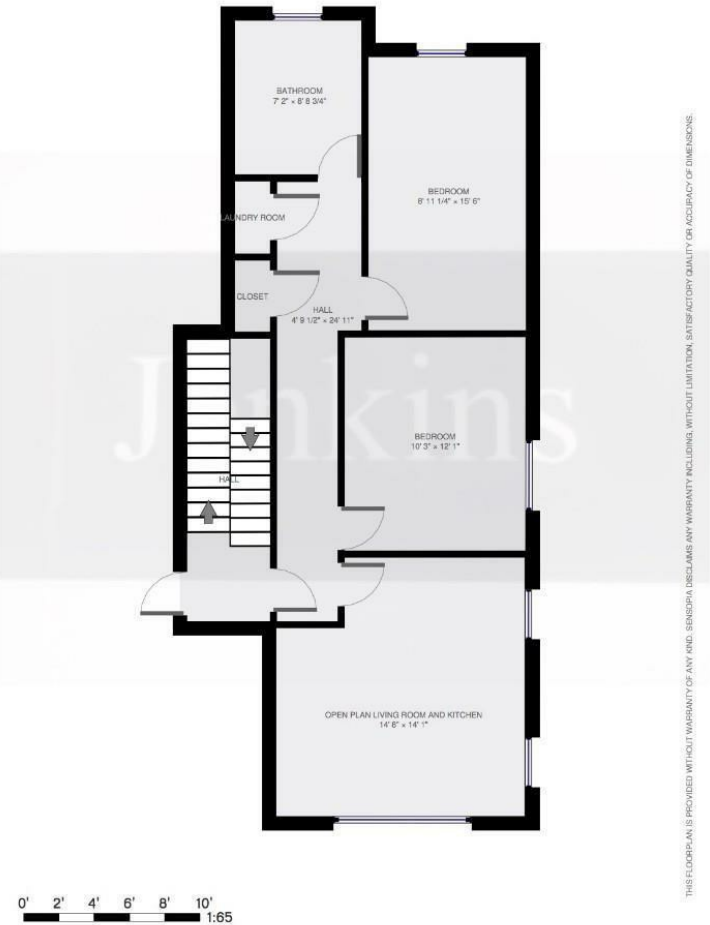
Bedroom Two 10'3" x 9'10" (3.128 x 3.00)

Laid with carpet. Painted walls. Double



- Two Bedroom Flat
 - Modern Decor Throughout
- Top Floor
 - Allocated Parking
- Two Double Bedrooms
 - No onward chain

1st Floor



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Best energy efficient - lower running costs 92-100 A 81-91 B 71-80 C 61-70 D 51-60 E 41-50 F 31-40 G Not energy efficient - higher running costs			Best environmentally friendly - lower CO ₂ emissions 92-100 A 81-91 B 71-80 C 61-70 D 51-60 E 41-50 F 31-40 G Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

