



Asking Price £1,275,000
Brook Road, Brentwood, CM14



5

Bedrooms



3

Bathrooms

1 Oscar House, 1b Fairfield Road, Brentwood, Essex, CM14 4LR |
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Chain Free | St Peter's School Catchment | Approved Planning Permission | Luxury Home Office Outbuilding | Built-in Wardrobes | 100ft Garden | 2,700 Sq Ft | All furniture available by separate negotiation.

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The property features a spacious, beautifully appointed kitchen that flows seamlessly into a comfortable living area, ideal for modern family life. Additional ground-floor accommodation includes a separate playroom, downstairs W/C, and access to a large integral garage.

On the first floor are five generous double bedrooms, some benefiting from built-in wardrobes, including a master bedroom with en-suite, alongside a new family bathroom finished to a high standard.

Beyond its current layout, the property presents a rare opportunity for significant further enhancement. With approved planning permission in place, the house can be extended over two storeys, allowing buyers to tailor and create a truly bespoke long-term family home.

To the rear, the property boasts a luxury outbuilding, perfectly designed as a home office or studio, complete with bifold doors opening onto a large sun deck. A separate storage unit provides additional practicality, ensuring the garden remains uncluttered and functional.

The 100-foot rear garden offers an exceptional outdoor space, ideal for entertaining, family life, or simply enjoying the tranquillity throughout the year.

Ideally located within the coveted catchment area of St Peter's School and just 0.7 miles from Junction 28 of the M25, the property combines educational excellence with outstanding commuter convenience.

In summary, this is a rare and compelling opportunity to acquire a substantial family home in one of Brentwood's most desirable locations, offering space, flexibility, and future potential. Early viewing is highly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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