



82 London Road
Brentwood

MEACOCK & JONES

106 Hutton Road, Shenfield, Essex, CM15 8NB

Tel: 01277 218485

Email: russell@meacockjones.co.uk

Web: www.meacockandjones.co.uk

MEACOCK & JONES

****Offers invited in the region of £625,000 - £650,000****

A charming four bedroom detached wood clad cottage presented to a high standard by the present vendors to provide comfortable accommodation. Conveniently located just a short walk from Brentwood High Street and 0.8 miles from Brentwood station with fast links to London.

£599,995



A step rises to the solid wood front door which opens to the:-

Porch 5'7 x 3'1 (1.70m x 0.94m)

A very practical area within the property. Exposed beam to ceiling. Tiled floor. Radiator. Door to:-

Entrance Hall

Exposed beams and spotlights to ceiling. Radiator. Stairs rise to the first floor landing.

Downstairs Cloakroom 4'7 x 2'8 (1.40m x 0.81m)

Contains wash hand basin with vanity unit below and WC. Exposed beams and spotlights to ceiling. Checkerboard Victorian style tiling to the floor. Radiator. Obscure double glazed window to side elevation.

Dining Room 10'3 x 8'6 (3.12m x 2.59m)

A charming room with exposed ceiling beams. Hardwood double glazed window to side elevation. Spotlights to ceiling. Wall light points. Door to kitchen:-

Kitchen 10' x 10'6 (3.05m x 3.20m)

A delightful room situated at the front of the property. The kitchen area has been comprehensively fitted with a range of country style units comprising base cupboards, drawers and matching wall cabinets. Corian worktop. Recess for Rangemaster cooker. Space for fridge-freezer. Butler style sink with a hardwood double glazed window to the side elevation. Further sash window to the front elevation. Slate tiles to floor. Exposed beams and spotlights to ceiling. Wood panelling to walls. Door leads to the courtyard garden.

Utility Room 7'3 x 4'2 (2.21m x 1.27m)

An excellent companion to the kitchen. Exposed beams and spotlights to the ceiling. Space and plumbing for washing machine and tumble dryer. The utility contains a hardwood double glazed window to the courtyard garden. Radiator.

Lounge 21'4 x 12'5 (6.50m x 3.78m)

A well proportioned room illuminated by two hardwood double glazed windows to the side elevation and french doors to the courtyard garden. A central focal point of the room is a feature brick fireplace with log burner. Exposed beams to ceiling and walls. Wall lights. Radiator.

First Floor Landing

Feature brick wall. Two hardwood double glazed windows to the front elevation. Exposed beams and spotlights to ceiling.

Master Bedroom 13'10 x 10'4 (4.22m x 3.15m)

A lovely room with hardwood double glazed windows overlooking the rear courtyard with radiator below.

Bedroom Two 10'10 x 10'5 (3.30m x 3.18m)

Hardwood double glazed window to the rear elevation with radiator below. Access to loft storage space.

Bedroom Three 13'8 reducing to 10'9 x 6'11 (4.17m reducing to 3.28m x 2.11m)

Another good size bedroom with hardwood double glazed window overlooking the side elevation with radiator below. Access to loft storage space.

Bedroom Four 10'7 x 8' (3.23m x 2.44m)

Hardwood double glazed window overlooking the front elevation with radiator below.

Family Bathroom 8'4 x 7'4 (2.54m x 2.24m)

Four piece suite comprising corner bath, shower unit with wall mounted controls, wash hand basin and low level WC. Hardwood double glazed obscure window to side elevation. Radiator. Full tiling to walls. Spotlights to ceiling. Airing cupboard.

Courtyard Garden

The rear garden is a delightful feature of the property. Running across the rear of the property is a paved patio area of an ideal size for outdoor entertaining. The garden has been planted with a varied and

interesting assortment of shrubs, plants and trees. Gravel area to side of garden. Two side gates. Log storage. Access to garage.

Front Garden

The cottage has a driveway that provides parking for two cars. Access to:-

Garage 16'5 x 8'8 (5.00m x 2.64m)

Fitted with power and light. Window to side.





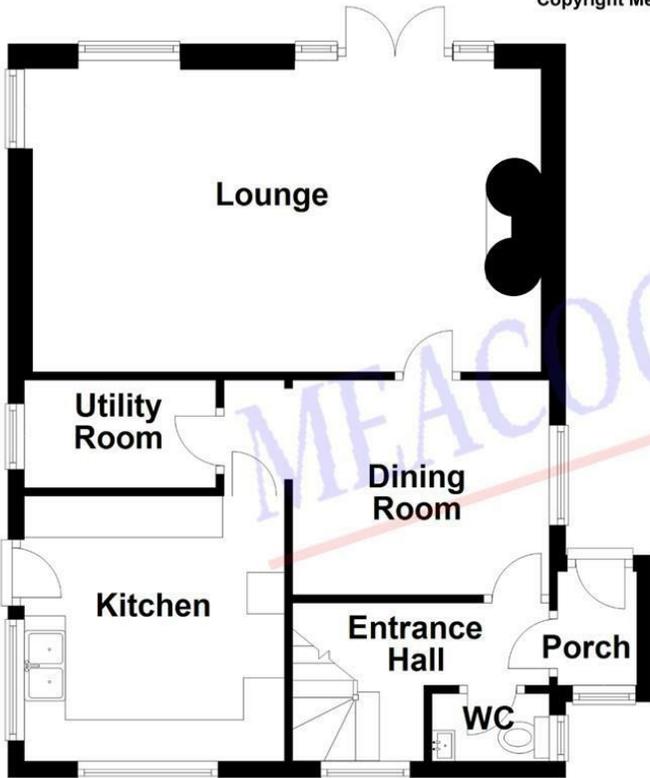


APPROX INTERNAL FLOOR AREA
110 SQ M 1185 SQ FT

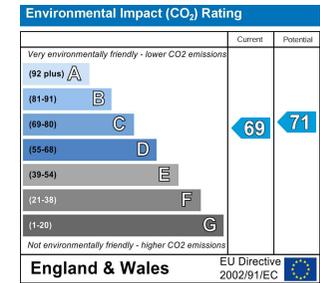
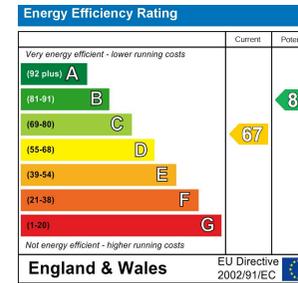
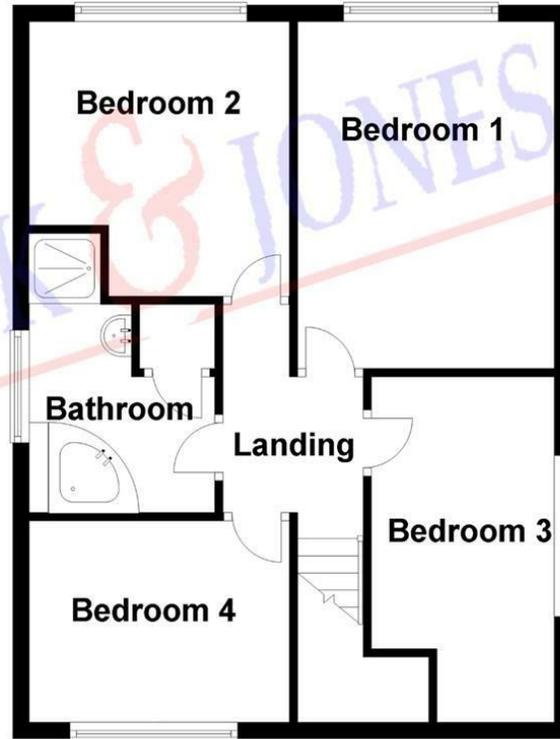
This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.
Copyright Meacock & Jones

MEACOCK & JONES

Ground Floor



First Floor



Created by
efficient
EPCS & PROPERTY PRESENTATION