



**103 Sawyers Grove  
Brentwood**

**MEACOCK & JONES**



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**MEACOCK & JONES**

An excellent opportunity to acquire a luxuriously appointed two double bedroom duplex apartment situated within a short walking distance to the centre of Brentwood. This split level property is offered to the market with no onward chain and has the unique advantage of a private courtyard style garden, in addition to a garage and spacious off street parking.

**Offers over £460,000**



A step rises to a wood effect panelled obscure double glazed front door that opens to:-

### Entrance Hall



A painted spindle balustraded staircase with wooden handrail rises to the first floor galleried landing, below which is a very useful storage cupboard. Light is drawn into the entrance hall through a UPVC double glazed sash window fitted above the stairwell to the front elevation. Wood effect flooring. Radiator. Door to deep storage cupboard. Door to:-

### Downstairs WC

Comprises a close coupled WC and pedestal wash hand basin. Wood effect flooring. Tiling to full ceiling height with feature border. Extractor fan. Radiator.

### Sitting Room 16'10 max x 15'8 max (5.13m max x 4.78m max)



A large reception room drawing light from a UPVC double glazed sash window overlooking the private courtyard garden and a pair of UPVC double glazed French doors that open to the garden terrace. Wood effect flooring. Two radiators.

### Kitchen/Breakfast Room 14'6" x 12'0" > 8'6 (4.42m x 3.66m > 2.59m)



An attractive kitchen/breakfast room fitted with a range of wooden units that comprise base cupboards, drawers and matching wall cabinets along two walls. Contrasting marble effect worktop incorporates a one and a quarter bowl single sink unit with mixer tap and tiled splashbacks. Integrated appliances to remain include a Neff oven and grill with Bosch four ring gas hob and Neff stainless steel

extractor unit fitted above. Integrated washing machine and dishwasher to remain. Refrigerator and freezer. A tall cupboard conceals the gas fired boiler. Spotlights to ceiling. Charcoal tiled flooring. Two UPVC double glazed sash windows face the front elevation in addition to a UPVC double glazed sash window that faces the side. Radiator. Spotlights to ceiling.

### Bedroom Two 13'2" > 12' x 12' (4.01m > 3.66m x 3.66m)



UPVC double glazed sash windows face the rear elevation and overlook surrounding gardens to this attractive property. Radiator. Spotlights to ceiling. Wood effect flooring. Door to:-

### En-Suite Shower Room

Comprises a tiled shower enclosure with wall mounted controls, close coupled WC and pedestal wash hand basin with mixer tap. Tiling to floor and to full ceiling height. Radiator with heated towel rail. Extractor fan. Spotlights to ceiling. UPVC obscure double glazed sash window to the front elevation.

### First Floor Galleried Landing

As previously mentioned a UPVC double glazed sash window fitted to the front elevation draws light into this area. Door to:-



### Bedroom One 12' x 11'4 max (3.66m x 3.45m max)



UPVC double glazed French doors open to a balcony with UPVC double glazed sash windows fitted to either side. The views from here are attractive and leafy and this space provides a very private place to sit. Radiator. Door to:-

### En-Suite Bathroom

Comprises a panel enclosed bath with mixer tap and hand-held shower attachment, pedestal wash hand basin with mixer tap and WC. Partial tiling to walls with decorative border and tiling to floor. Heated towel rail. Spotlights to ceiling. Extractor fan. UPVC obscure double glazed sash window to front elevation. Shaver point.

### Outside



Though this unique split level home is located in the very centre of Brentwood, it is screened from the road by a mature array of trees, that serve to provide a most attractive garden environment. The property is accessed via wrought iron security gates that lead to spacious off-street parking for two vehicles and the garage. As previously mentioned, the property has the benefit of a private courtyard style garden with a generously sized terrace flanked by well stocked flower beds planted with a mature array of shrubs and plants.

### Garage



Internal dimensions of 17'1 x 8'7. The garage has been fitted with an up and over door and has power and light.

### Agent's Note

Lease term is 125 years from 01/01/2001











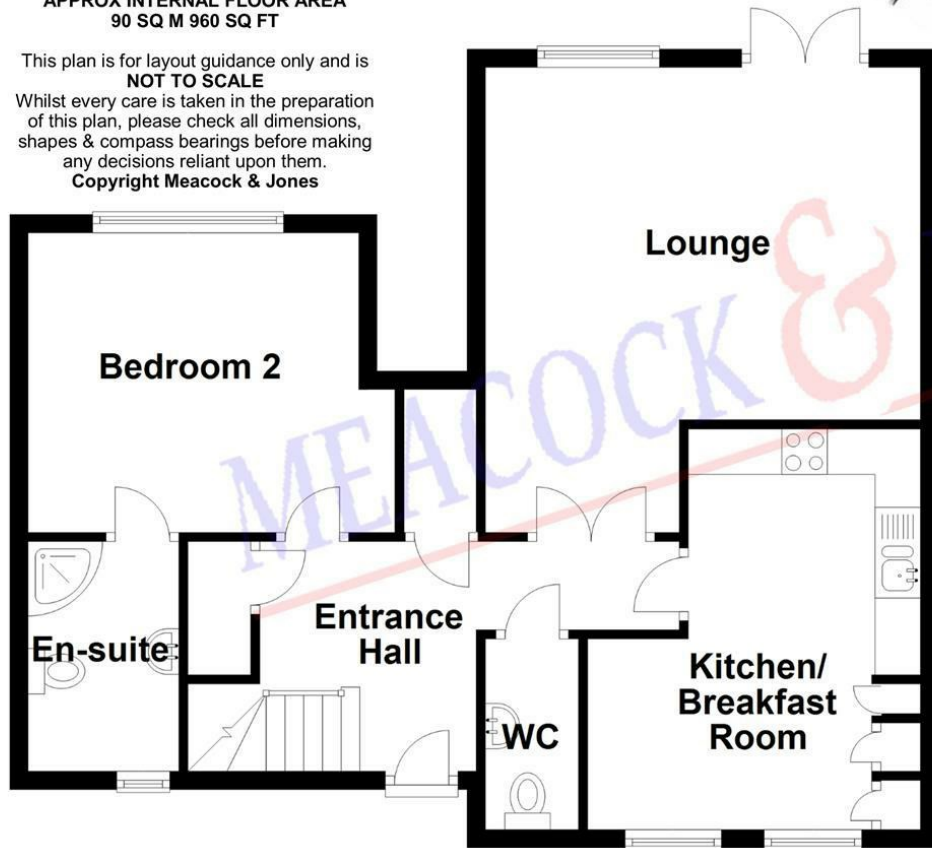




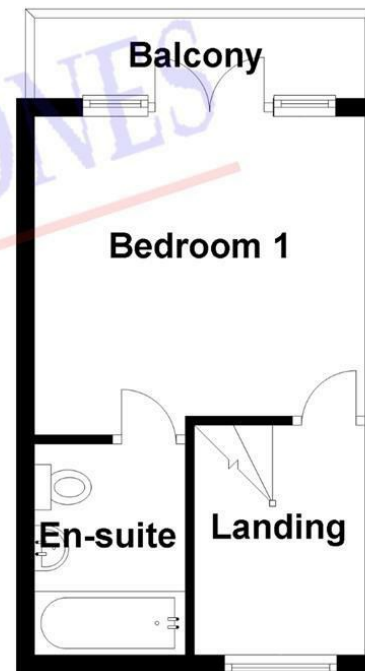
## Ground Floor

APPROX INTERNAL FLOOR AREA  
90 SQ M 960 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.  
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## First Floor



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	