



**14 Holly House Sawyers Hall Lane
Brentwood**

MEACOCK & JONES

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A spacious two bedroom ground floor flat with balcony situated in this popular development and with the benefit of a garage. The property is only a short distance from Brentwood High Street and Brentwood mainline railway station.

Price guide £290,000



From the enclosed landing a UPVC front door opens to the entrance hall.

Entrance Hall

'L' shaped hallway with radiator. Double wardrobe for storage with meter. Additional cupboard. Phone entry by front door.

Bathroom 13'6 x 5' reducing to 2'7 (4.11m x 1.52m reducing to 0.79m)

Bath with shower attachment above and shower screen. White wash hand basin. WC with vanity unit. Half tiling to walls. Radiator. Spotlights to ceiling. Space for storage cupboard. Lino flooring. Obscure window to side.

Kitchen 13'7 x 6'11 (4.14m x 2.11m)

Well fitted kitchen with low level white gloss units with eye levels above. Granite effect worktop. Electric oven with Baumatic electric hob with AEG extractor hood above. Space for fridge-freezer, washing machine and dishwasher. Serving hatch. White sink with drainer. Large window overlooking the front elevation. Lino flooring. Radiator. Spotlights to ceiling.

Lounge 17'2 x 12'3 (5.23m x 3.73m)

This is a very spacious lounge. French door leading out to balcony area which is great space for entertaining. The balcony has glass panels, a chrome rail, tiled flooring and measures 12'3 wide x 5' deep. Fire surround with electric fire. Two radiators. Serving hatch leading back into the kitchen.

Bedroom One 12'3 x 11'8 reducing to 10'10 (3.73m x 3.56m reducing to 3.30m)

This is a good size double bedroom with a window overlooking the rear of the communal gardens with radiator below. This bedroom benefits from a triple wardrobe and separate additional wardrobe for storage. Cupboard housing the Vaillant boiler.

Bedroom Two 12'3 reducing to 8'11 x 10'9 (3.73m reducing to 2.72m x 3.28m)

A good size second bedroom with built-in double wardrobe. Window overlooking the communal gardens with radiator below.

Garage

The property also benefits from a single garage in the block.

Outside

Please note the property has an external outside cupboard measuring approximate 6' x 3' which is ideal for storing garden furniture, bikes etc.

Agent's Note

Service Charge £2,800 per annum



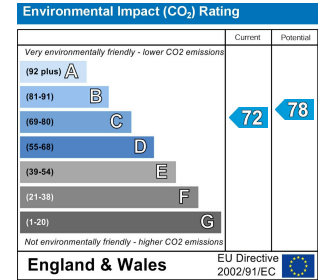
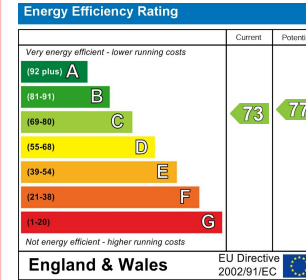
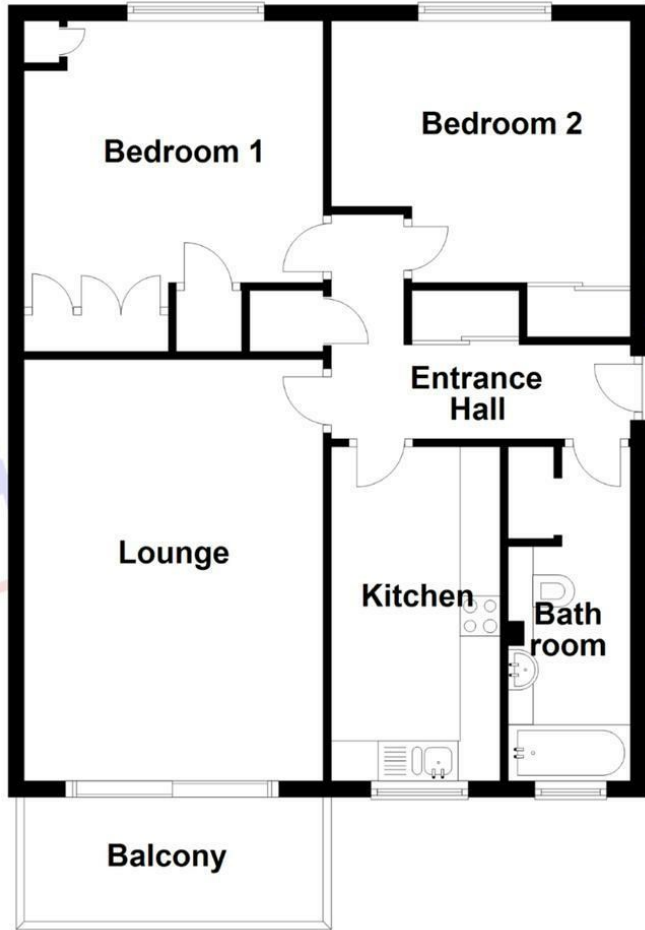


APPROX INTERNAL FLOOR AREA
72 SQ M 773 SQ FT

Ground Floor

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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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