



**26 Kensington Way  
Brentwood**

**MEACOCK & JONES**



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**MEACOCK & JONES**

A bright and spacious two double bedroom DETACHED coach house style property built to a very high standard by Messrs. Linden Homes in 2013. The Burntwood Square development is situated within easy reach of Brentwood town centre, mainline railway station and good local schools. The property has the benefit of two sheltered private parking spaces, internal and external storage, and access to a large and open green outside space.

**£390,000**



A feature wood effect panelled UPVC front door opens to the:-

### **ENTRANCE HALL**

A staircase rises to the first floor landing. Radiator. Fuse box. Alarm panel.

### **SITTING/DINING AREA 17'5 x 16'5 reducing to 12' (5.31m x 5.00m reducing to 3.66m)**

A bright and spacious dual aspect room drawing light from two large wooden double glazed windows that face both the rear and front elevations of the property. Two radiators. A door opens to a deep and practical storage cupboard fitted with shelving. This also accommodates the Glo-worm gas fired combi-boiler. This area is open to the:-

### **KITCHEN 7'10 x 7'6 (2.39m x 2.29m)**

A very well appointed kitchen fitted with a range of light units comprising base cupboards, drawers and matching wall cabinets along three walls. A contrasting marble effect worktop incorporates a Blanco one and a quarter bowl single drainer sink unit with Blanco mixer tap. Feature marble effect brick style tiled splashbacks fitted above. Integrated appliances to remain include a four ring hob with Siemens concealed extractor fan fitted above and Zanussi oven below. Integrated dishwasher, washing machine, fridge and freezer. Tiled floor. Like the rest of the property, the kitchen is very bright and with a large wooden double glazed window to the front. Spotlights to ceiling.

From the Sitting/Dining area a door opens to an:-

### **INNER HALL**

Fitted with a radiator. Doors to the bathroom and both of the bedrooms.

### **BATHROOM**

The bathroom has been fitted with a suite which comprises a panel enclosed bath with mixer tap and

wall mounted shower attachment and folding glass shower screen. Back to wall WC with concealed cistern. Wall mounted Roca wash hand basin with Roca mixer tap. Tiling to the floor. The walls are partially tiled with a feature vertical border above the bath. Spotlights to ceiling. Shaver point. Extractor fan. A frosted wooden double glazed window to the rear. Electric heated towel rail.

### **BEDROOM ONE 12' max x 10' max (3.66m max x 3.05m max)**

A most pleasant and spacious double bedroom with a wooden double glazed window to the front of the property with a radiator below.

### **BEDROOM TWO 12' max x 7' max (3.66m max x 2.13m max)**

This bedroom presently serves as a home office/dressing room, though could very well accommodate a double bed, if required. Fitted with a wooden double glazed window to the rear, with a radiator below.

### **OUTSIDE**

The property comes with two sheltered private car parking spaces and a deep cupboard fitted with a light below the stairwell which provides an excellent storage facility. Adjacent to the building is a secure shared bike store.





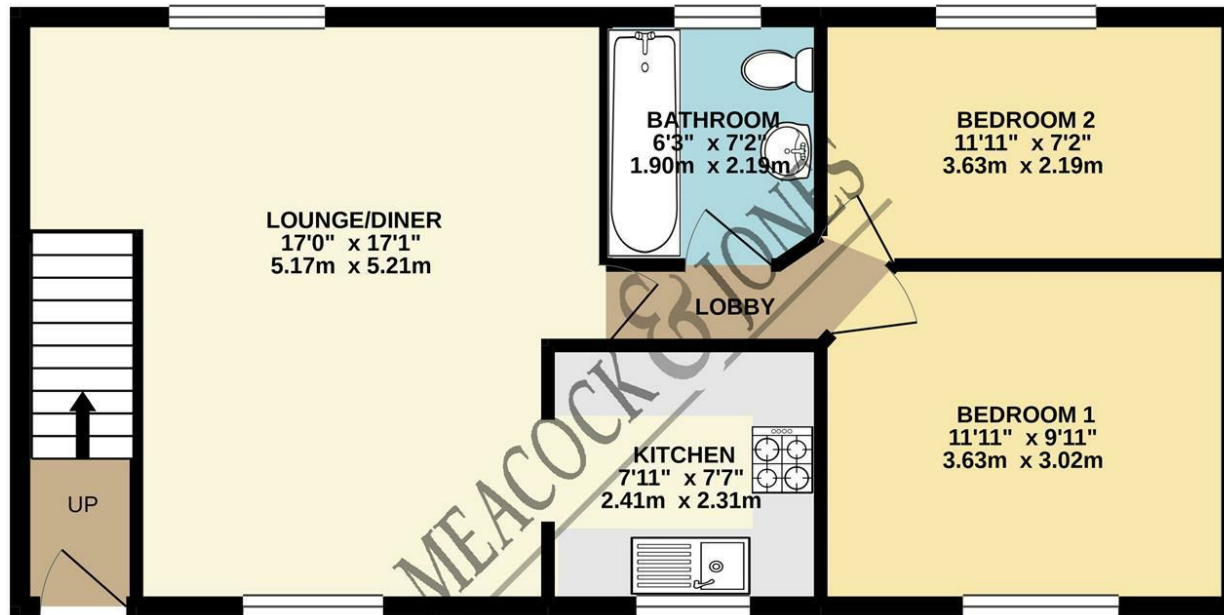






# GROUND FLOOR

600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 600 sq.ft. (55.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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	