



**MEACOCK & JONES**

4 Bedrooms

House - Semi-Detached

Located in Hutton

**Offers Over  
£595,000**



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# 59 Brocksparkwood Hutton

## Brentwood | Essex | CM13 2TJ



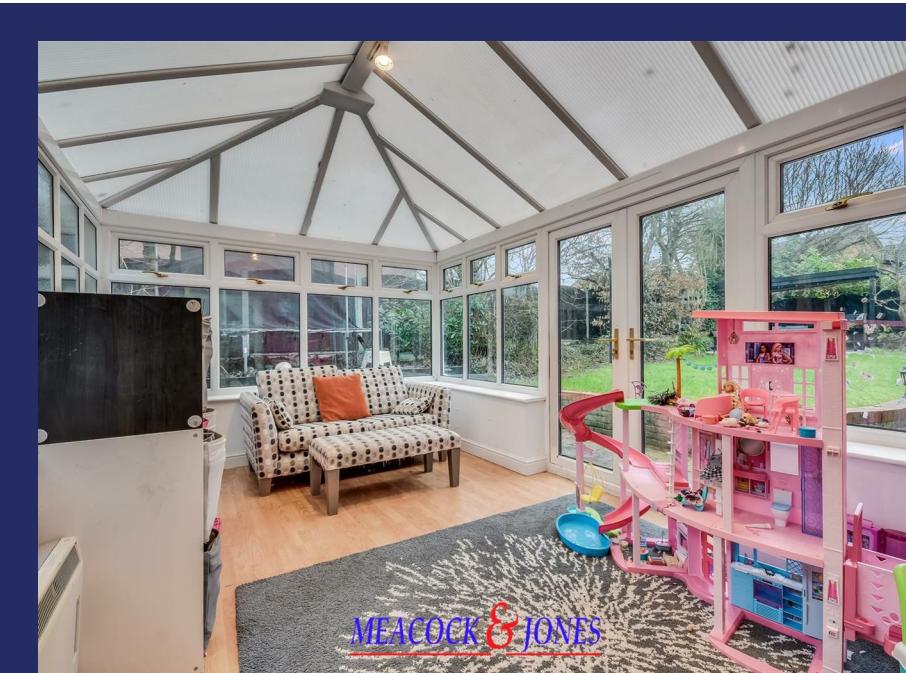
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Situated on the popular Thriftwood development within the St. Martin's school catchment is this deceptively spacious and thoughtfully extended four bedroom semi-detached family home. Occupying a generous corner plot, the property benefits from a beautifully landscaped rear garden. Close to Shenfield shopping Broadway and mainline railway station, which offers fast and frequent services into London, including the Elizabeth Line links.

A bright, spacious entrance hall leads to a well-proportioned lounge featuring a contemporary fireplace. Double doors from the lounge open into a large conservatory, overlooking the secluded rear garden. The formal dining room also enjoys views of the garden, providing a pleasant setting for family meals or entertaining. The modern kitchen is fitted with an extensive range of white gloss base units, drawers and wall cabinets, complemented by granite worktops and an overhanging breakfast bar with seating for two. There is ample space for an American-style fridge-freezer and integrated appliances, with underfloor heating adding extra comfort. A practical utility room offers storage and laundry facilities, while a convenient ground-floor cloakroom completes the accommodation.

From the first floor galleried landing, doors open to four generously sized bedrooms, three of which enjoy delightful views over the attractive rear garden. Bedroom one features floor to ceiling wardrobes and a stylish en-suite shower room. Bedroom two further benefits from a built-in wardrobe. The family bathroom is well appointed with both a bath and a separate shower.

The rear garden is a particularly attractive feature offering privacy and seclusion as it backs onto woodland. Steps lead up to a spacious patio area, ideal for entertaining, complete with a gazebo and outdoor lighting. The rest of the garden is mainly laid to lawn. A garden shed offers additional storage. To the front there is parking for one car and access to the garage.



# 59 Brocksparkwood

## OIEO £595,000 Freehold

- Four Bedrooms
- Conservatory
- Modern Kitchen
- Landscaped Rear Garden
- Excellent Location
- Lounge
- Dining Room
- Utility Room
- Garage & Parking
- St. Martins School Catchment





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APPROX INTERNAL FLOOR AREA  
MAIN HOUSE 128 SQ M 1371 SQ FT  
GARAGE 13 SQ M 143 SQ FT  
TOTAL 141 SQ M 1514 SQ FT

This plan is for layout guidance only and is  
**NOT TO SCALE**

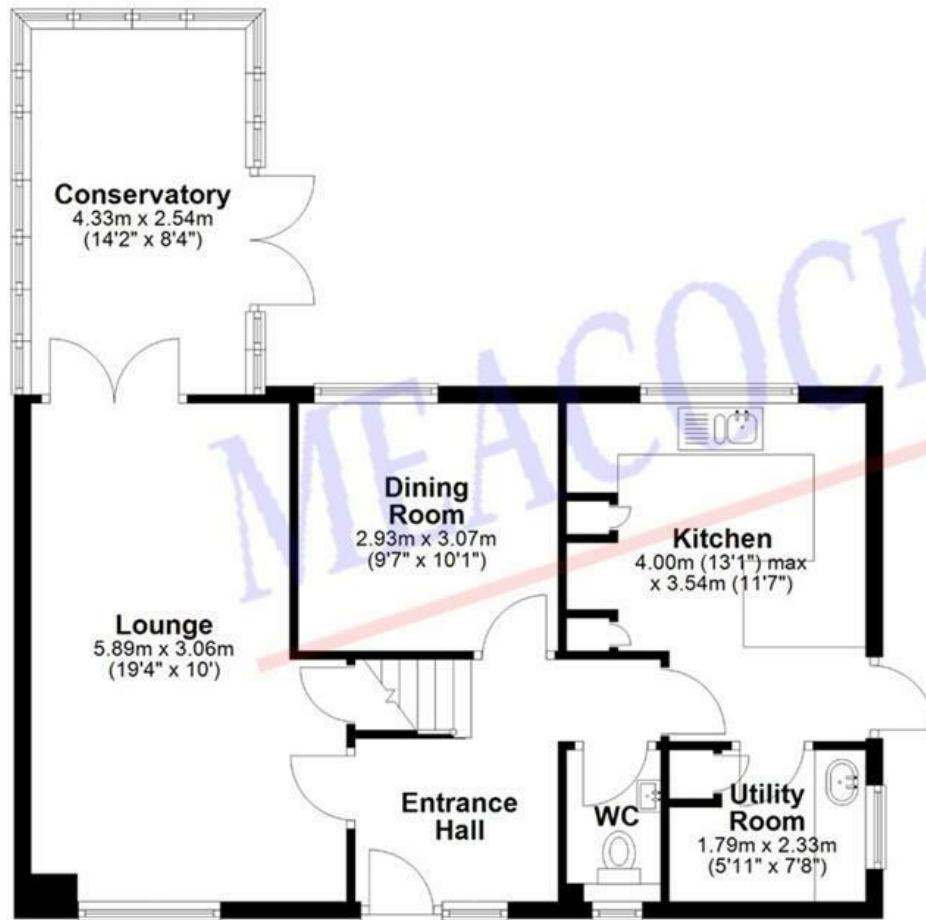
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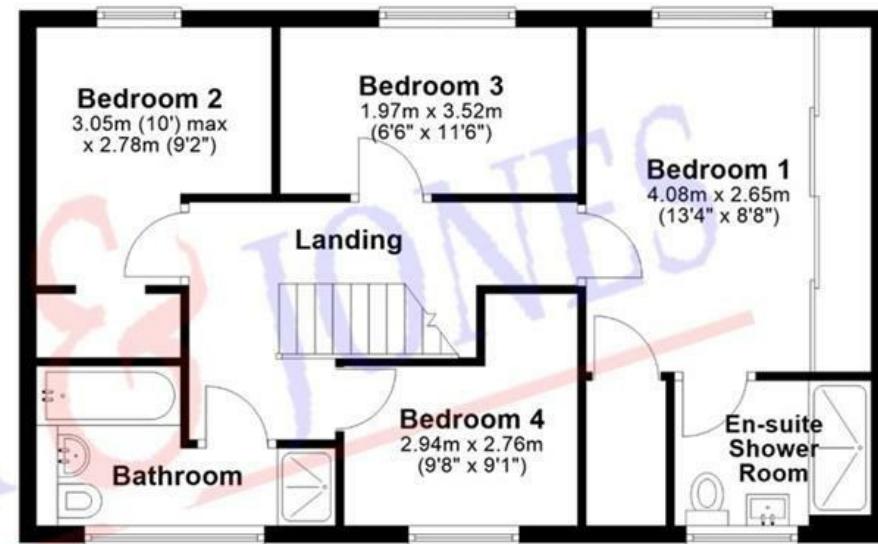


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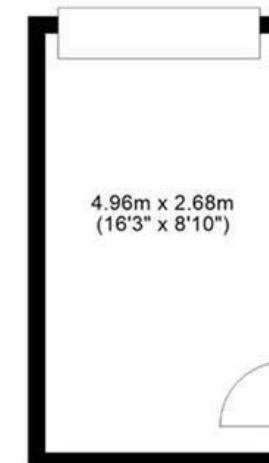
### Ground Floor



### First Floor



### Garage



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**Accommodation Comprises of:-****Entrance Hall****Lounge**

19'4 x 10'

**Conservatory**

14'2 x 8'4

**Dining Room**

9'7 x 10'1

**Ground Floor Cloakroom****Kitchen**

13'1 max x 11'7

**Utility Room**

5'11 x 7'8

**First Floor****Bedroom One**

13'4 x 8'8

**En-suite Shower Room****Bedroom Two**

10' max x 9'2

**Bedroom Three**

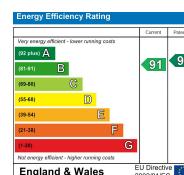
6'6 x 11'6

**Bedroom Four**

9'8 x 9'1

**Family Bathroom****Externally****Rear Garden****Front Garden - Driveway****Garage**

16'3 x 8'10

**Council Tax Band: D****Local Authority: Brentwood Borough Council**

Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations or statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of their professional representatives. All measurements, areas and distances given are approximate. We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order. Any fixtures or fittings detailed in these particulars are not necessarily included in the sale price and Meacock & Jones and their staff accept no liability for any errors contained therein.

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