



**MEACOCK & JONES**

4 Bedrooms

House - Detached

Located in Homesteads  
Development

**Initial Offers Invited  
IRO £1,100,000 to  
£1,200,000**



[enquiries@meacockjones.co.uk](mailto:enquiries@meacockjones.co.uk)

[www.meacockjones.co.uk](http://www.meacockjones.co.uk)

01277 218485



# 39 Selwood Road

Brentwood | | CM14 4QA



\*Initial offers are invited in the region of £1,100,000 to £1,200,000\*

A bright, spacious, and beautifully presented four-bedroom detached family home, ideally situated in the sought after Homesteads development, within easy reach of Brentwood mainline railway station, with fast links to the City of London, and beyond, via the Elizabeth line. This most appealing property has the benefit of a large and open plan kitchen/dining/family area that opens to an extensive and skilfully landscaped 0.147 acre south easterly plot. Located in the west side of Brentwood and close to the highly regarded St. Peter's Church of England Primary School, this property will be a popular choice for families that are looking to move to the area. Offered to the market with no onward chain, this house has been thoughtfully enlarged and refurbished by the current owners, to offer a well-proportioned and balanced house, to suit modern family needs.







# 39 Selwood Road

Initial Offers Invited IRO £1,100,000 to £1,200,000

- Four Bedrooms - Primary With Dressing Room And Large En-Suite
- Large Open Plan Kitchen/Dining/Living Area
- Ground Floor W.C
- Magnificent And Well Tended Rear Garden
- Easy Access To Brentwood Mainline Railway Station & Good Local Schools
- Three Bath/Shower Rooms
- Two/Three Reception Rooms
- Garage
- 0.147 Acre South Easterly Plot With Outbuilding
- No Onward Chain







### Ground Floor

Approx. 114.2 sq. metres (1229.2 sq. feet)



### First Floor

Approx. 118.2 sq. metres (1264.2 sq. feet)



### Outbuilding

Approx. 7.6 sq. metres (82.8 sq. feet)



Total area: approx. 232.6 sq. metres (2504.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include underfoot/overhead space. No guarantee is given to any measurements including this error. Buyers are advised to take their own measurements.

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Plan produced using PlanUp 1.1

Selwood Road

# MEACOCK & JONES

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**Council Tax Band: G**

**Local Authority: Brentwood Borough Council**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
44-54 E		
35-43 F		
2-34 G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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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