



**15 Brook Road  
Brentwood  
Offers over £750,000**

**MEACOCK & JONES**

## 15 Brook Road, Brentwood, Essex, CM14 4PT

INITIAL OFFERS INVITED IN THE REGION OF £750,000 - £775,000

This beautifully appointed three bedroom detached property is situated in a quiet turning on the fringes of the Homestead development in Brentwood, within the St. Peters School catchment area and within easy reach of the station and High Street. The property provides excellent family accommodation with potential to extend further. Plans drawn up by current owners are available to peruse, if required. Planning ref 21/00361/HHA

A canopied brick archway leads to the UPVC double glazed door with obscure glazed side panels to the side.

### ENTRANCE HALL

16'1 x 6' (4.90m x 1.83m)

A very large bright and spacious hallway. Tile effect flooring. Column style radiator. Coved cornice to ceiling. Stairs rise to the first floor.

### GROUND FLOOR CLOAKROOM

5' x 6' (1.52m x 1.83m)

Stylishly decorated. Fully tiled with marble tiling. Extractor unit. Corner wash hand basin with vanity unit below. Back to wall WC. Spotlights to ceiling.

### LOUNGE

14' x 11'11 (4.27m x 3.63m)

A dual aspect room with a UPVC double glazed window to the side and front elevations. Laminate wood plank effect flooring. Column style radiator. Feature stone fireplace.

### OPEN PLAN KITCHEN/FAMILY ROOM

22'9 max x 21'1 max (6.93m max x 6.43m max)

Continuation of tile effect flooring. Fitted with a range of contemporary gloss finished low and eye level units with gold door furniture. Island unit with built-in storage below and space for breakfast bar. Built-in over with extractor fitted

above. Induction hob. Dishwasher. Integrated fridge. Single drainer sink unit with drainer. UPVC double glazed windows to the side and rear elevations. Spotlights to ceiling. Vertical column radiator and two further radiators. LED lights to ceiling. UPVC double glazed side door.

### UTILITY ROOM

8'11 x 7'11 (2.72m x 2.41m)

Continuation of white gloss units to base and eye level. Radiator. Single drainer sink unit. Space for washing machine. UPVC double glazed window to the rear elevation with door to the side. Continuation of tile effect flooring.

### FIRST FLOOR LANDING

A spacious landing with a UPVC double glazed window to the side elevation. LED lights to ceiling.

### BEDROOM ONE

14' x 12' (4.27m x 3.66m)

A stylishly appointed double bedroom with UPVC double glazed window to the front elevation with column style radiator. LED lights to ceiling.

### BEDROOM TWO

11'11 x 11'9 (3.63m x 3.58m)

UPVC double glazed window to the rear elevation. Column style radiator. Wood plank style laminate flooring. LED lights to ceiling.

### BEDROOM THREE

8'5 x 7'9 (2.57m x 2.36m)

UPVC double glazed window to the front elevation. Radiator. LED lights to ceiling.

### FAMILY BATHROOM

11'8 x 9'6 (3.56m x 2.90m)

A large luxuriously appointed bathroom. Marble effect tiling to floor and partial tiling to walls with contrasting copper border. Copper effect bath with brushed copper free standing

tap. Brushed copper towel rail. Spotlights to ceiling. Walk-in double shower with copper head and contrasting tap. LED lights to ceiling. Wall hung wash hand basin. Close coupled WC. UPVC obscure double glazed window to the side elevation. Airing cupboard housing the recently fitted Worcester boiler.

### OUTSIDE

#### REAR GARDEN

A very private rear garden measuring approximately 70' in length with side access. Outside tap. The garden commences with a large patio area. New fence panels to the garden boundaries. The remainder of the garden is mainly laid to lawn with shrub bed borders.

#### FRONT GARDEN

The property is approached by a granite gravel driveway which provides off street parking for several vehicles and access to the garage.

#### GARAGE

17'10 x 8'1 (5.44m x 2.46m)

Fitted with an up and over door. Power and light connected.



