



**Price £295,000**

Offered to the market with no onward chain is this attractive two double bedroom Victorian semi-detached cottage situated in a very convenient part of Brentwood. This well maintained period property is located a short stroll from Brentwood High Street with its array of shops, bars and restaurants. Located 0.4 miles of Brentwood mainline railway station with its links to London Liverpool Street and convenient access to the A12 and M25 motorway. Located close to good local schools as well as Thorndon Country Park. Parking is provided on a permit basis (subject to application approval).

The accommodation includes a well proportioned living room with a feature cast iron fireplace and beautifully exposed floorboards, creating a warm and inviting atmosphere. The living room flows seamlessly into the kitchen, which has been thoughtfully fitted with a quality range of units, including base cupboards, drawers, and matching wall cabinets, providing ample storage and workspace. The ground floor also features a generously sized shower room, fully tiled to the floor and to full ceiling height. The stairs from the kitchen leads to the two good sized double bedrooms with bedroom one featuring a cast iron fireplace. This property has an outside space to the rear, which provides an area for a small bistro table and chairs.

This delightful Victorian-style cottage offers a perfect blend of period charm and modern convenience.



### **Accommodation Comprises of:-**

## Living Room

12' x 10'6 (3.66m x 3.20m)

## Kitchen

12' x 8'9 (3.66m x 2.67m)

## Shower Room

7'10 x 5'6 (2.39m x 1.68m)

## First Floor

## Bedroom One

12'10 x 10'6 (3.91m x 3.20m)

## Bedroom Two

9'4 x 8'9 (2.84m x 2.67m)

## Agent's Note

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.

