



**96 Kings Chase
Brentwood**

MEACOCK & JONES

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A delightful and characterful mid terrace cottage, situated within a short walk from Brentwood mainline railway station and High Street. The property has been extended to the rear and is well presented throughout and an early viewing is strongly recommended.

£495,000



A wood effect panelled door with obscure glazed inserts opens to:-

Sitting Room 15'3 x 12' (4.65m x 3.66m)

A painted spindle balustrade staircase rises to the first floor galleried landing and below this is a cupboard that provides useful storage space fitted with light. Additional cupboard to the side fitted with shelving and light. Contemporary style radiator. UPVC double glazed window to front elevation with radiator beneath. A central focal point is a limestone fireplace. Coved cornice to ceiling.

Kitchen/Breakfast Room 15'3 x 10'10 (4.65m x 3.30m)

A very well appointed modern kitchen/breakfast room fitted with a contemporary range of white gloss units that comprise base cupboards, drawers and matching wall cabinets along three walls. A contrasting wood effect worktop incorporates a porcelain one and a quarter bowl single drainer sink unit with brick effect tiled splashbacks above. Integrated appliances to remain include an oven with gas cooker over and stainless steel extractor hood fitted above. Dishwasher to remain. Space for freestanding fridge-freezer. To the centre of the room is an island unit with white gloss cupboards and wine rack fitted below. A contrasting wood effect top with overhang provides a breakfast bar capable of seating two people. Tiling to floor from entrance. The kitchen/breakfast room leads to the:-

Conservatory 9'6 x 7'4 (2.90m x 2.24m)

The conservatory provides a dining area or informal seating area and is a great companion to the kitchen/breakfast room. A pair of UPVC double glazed French doors lead to the deep rear garden terrace. Continuation of tiling from kitchen/breakfast room. An exposed brick wall provides an attractive feature and from here a door opens to a:-

WC 9'6 x 7'4 (2.90m x 2.24m)

Fitted with a close coupled WC and wash hand basin with mixer tap. Adjacent a door opens to a utility area that provides space and plumbing for a washing machine.

First Floor Landing 14'1 x 6'4 (4.29m x 1.93m)

This is a particularly spacious landing and gives an excellent impression of space. Access to loft storage. UPVC double glazed window to front elevation. Picture rail. Doors to:-

Bedroom One 12'4 x 12'1 (3.76m x 3.68m)

A well proportioned bedroom situated at the front of the property. A wide UPVC double glazed window faces the front elevation with radiator below. Spotlights and coved cornice to ceiling. Running along a wall are a range of built-in wardrobes that provide extensive hanging and shelving space.

Bedroom Two 11' x 10' (3.35m x 3.05m)

A very good size second bedroom from which a UPVC double glazed window overlooks the extensive well tended garden to the rear. Radiator. Door to deep cupboard that accommodates the gas fired boiler with shelving above. Running along an entire wall are a range of floor to ceiling mirrored sliding doors that provide extensive hanging and shelving space.

Family Bathroom

Comprehensively fitted with a panel enclosed 'P' shaped shower/bath with curved shower screen and wall mounted shower attachment. Vanity wash hand basin with mixer tap and cupboards below. WC with concealed cistern. Heated towel rail. Additional Victorian style radiator. Spotlights to ceiling. Tiling to full ceiling height with feature border. UPVC obscure double glazed window to rear elevation.

Rear Garden

The rear garden is a particularly attractive feature and measures 70' in depth. Across the rear of the

property is a deep paved terrace of an ideal size for outside entertaining. A gate leads to the front of the property through a brick archway. A pathway extends to the rear of the garden. The remainder of the garden has been laid to an exceptionally well tended lawn. To the far boundary is a raised children's play area with artificial grass that also accommodates the garden shed.

Front Garden

The front garden comprises a crazy paved driveway that provides off-street parking for two vehicles with ease. Semi-circular raised steps with brick edging ascend to the front door.

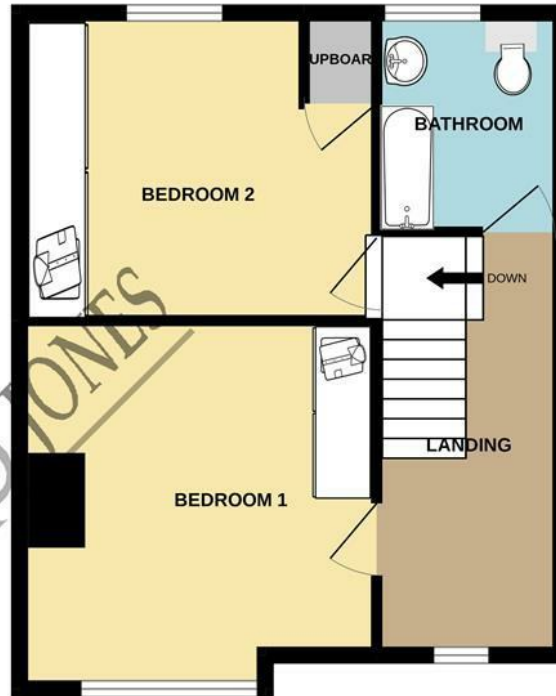




GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



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TOTAL FLOOR AREA : 845 sq.ft. (78.5 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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