



**MEACOCK & JONES**

4 Bedrooms

House - Detached

Located  
in Brentwood

**OIEO £895,000**



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

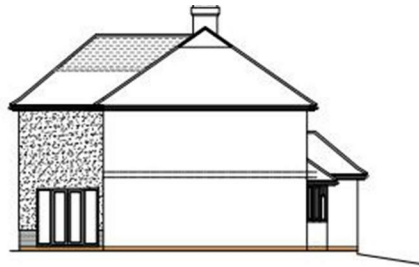
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# 17 Selwood Road Brentwood

Brentwood | | CM14 4PX



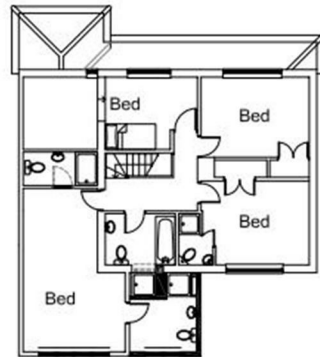
Rear Elevation



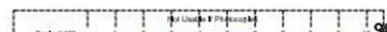
Side Elevation



Ground Floor Plan



First Floor Plan



No.	Revision	Date
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<b>17 Selwood Road</b> <b>Brentwood</b> <b>Essex</b> <b>CM14 4PX</b>		
<small>Project: Proposed 2 Storey Rear Addition</small> <b>Existing &amp; Proposed Plans &amp; Elevations</b>		
<b>A &amp; P Designs</b> <small>Architectural Planning, Building Consultancy &amp; Surveying</small> <small>Telephone: 01245 258088</small> <small>Email: info@apdesigns.co.uk</small> <small>www.apdesigns.co.uk</small>		
<small>Job/ Drawing No.</small>	<small>Drawn By</small>	<small>Scale</small>
4859/04	JPL	

Set in the popular west side of Brentwood, this attractive four double bedroom detached family home offers plenty of scope for multi generational living. Offers excellent potential to extend to side further, with previously approved planning permission now lapsed (Ref: 20/01403/HHA).

A large entrance porch leads into the spacious entrance hallway, with access to the convenient ground floor cloakroom, feature wood flooring and a spindled staircase leading to the first floor. The dining room is set to the front of the house, with a bay window, and the separate dual aspect lounge is bright and airy, with natural light flowing from the large bay window to the front and the french doors to the rear, which overlook and lead to the lovely rear garden. The large open plan kitchen/living area is also set to the rear and enjoys views over the garden, with modern units at base and eye level, along with contrasting work tops, some integrated appliances, a breakfast bar and a separate utility room providing additional cupboards and space for appliances.

Heading upstairs, the spacious landing gives access to the four double bedrooms. Bedrooms one and two having the benefit of modern fitted ensuite shower rooms, whilst bedroom three has a large dressing area. The modern family bathroom is fitted with a white suite and completes the internal accommodation.

Externally to the front of the property is a block paved driveway providing parking for numerous vehicles, whilst to the rear the secluded south east facing garden is mostly laid to lawn and is a tranquil space for relaxing or entertaining, with fence surrounds and mature trees offering privacy.

Brentwood station is within a mile and half, and offers the Elizabeth Line service



# 17 Selwood Road

OIEO £895,000 Freehold

- SPACIOUS FAMILY HOME
- THREE BATHROOMS
- SEPARATE LOUNGE & DINING ROOM
- APPROX 1.5 MILES TO BRENTWOOD STATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- FOUR DOUBLE BEDROOMS
- LARGE OPEN PLAN KITCHEN/LIVING AREA
- PLANNING PERMISSION APPROVED, NOW LAPSED (REF: 20/01403/HHA).
- ST PETERS SCHOOL CATCHMENT





**APPROX INTERNAL FLOOR AREA**

**TOTAL 164SQ M 1762 SQ FT**

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

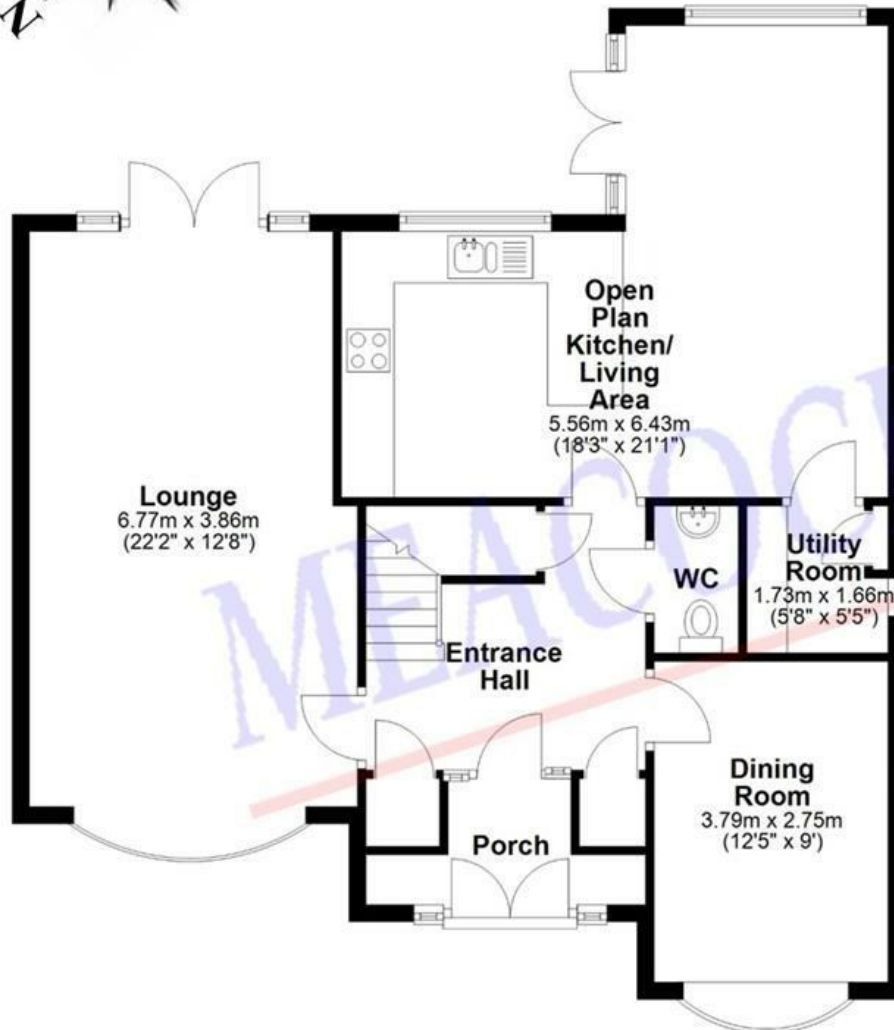
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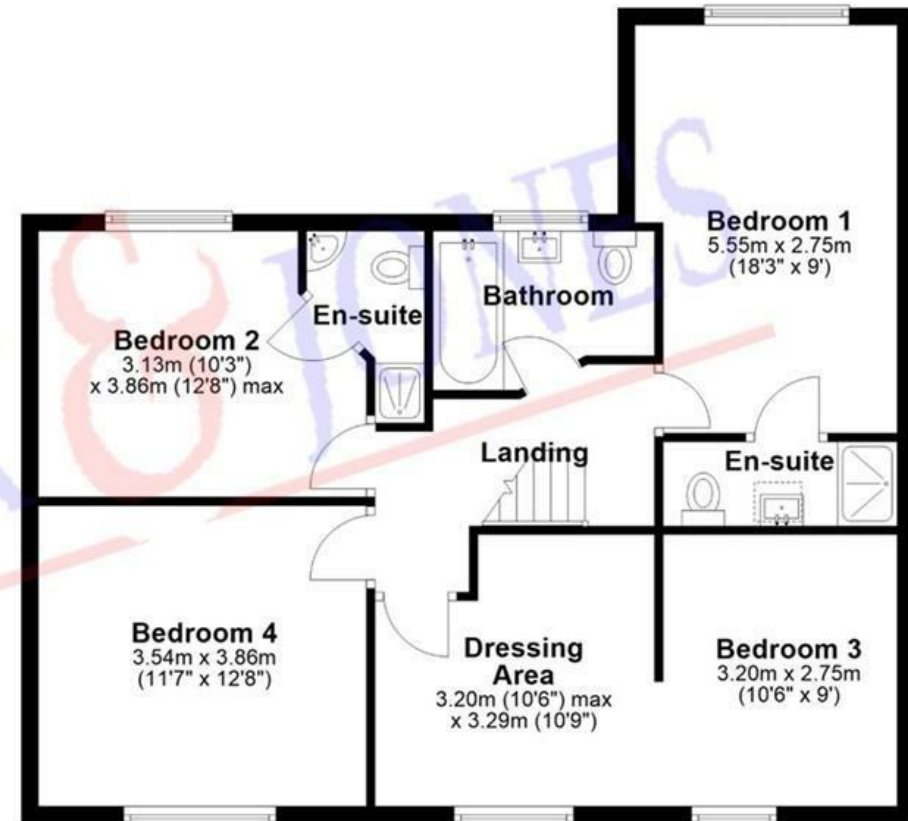
**MEACOCK & JONES**



**Ground Floor**



**First Floor**



Created by

**efficient  
property  
marketing**

**Accommodation comprises:**

**Entrance Porch**

**Entrance Hall**

**Cloakroom**

**Dining Room**

12'5 x 9'

**Lounge**

22'2 x 12'8

**Open Plan Kitchen/Living Area**

21'1 x 18'3

**Utility Room**

5'8 x 5'5

**First Floor Landing**

**Bedroom One**

18'3 x 9'

**Ensuite Shower Room**

**Bedroom Two**

12'8 max x 10'3

**Ensuite Shower Room**

**Bedroom Three**

10'6 x 9'

**Dressing Area**

10'9 x 10'6 max

**Bedroom Four**

12'8 x 11'7

**Family Bathroom**

**MEACOCK & JONES**

106 Hutton Road

Shenfield

Essex

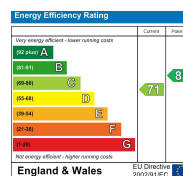
CM15 8NB

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**Council Tax Band: F**

**Local Authority: Brentwood Borough Council**



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