

*To arrange a viewing contact us
today on 01268 777400*



Mayfield Gardens, Brentwood Guide price £280,000

Aspire Estate Agents are delighted to bring to the market this spacious two double bedroom first floor maisonette, positioned in the popular Mayfield Gardens area of Brentwood and offering approximately 729 sq ft of well-arranged accommodation.

GUIDE PRICE £280,000-£300,000

The property is clean, tidy and well presented throughout, making it ready for someone to move straight into while still offering the perfect opportunity for a buyer to add their own style and put their own stamp on over time. The accommodation begins with a private ground floor entrance and stairs leading up to a generous first floor layout, which includes a spacious landing, a well-proportioned kitchen, bathroom, two excellent double bedrooms and a bright main reception/dining room.

Both bedrooms are impressive doubles, offering great flexibility for first-time buyers, couples, sharers, downsizers or those needing space to work from home. The main reception/dining room provides a comfortable living and dining space, while the kitchen is neatly positioned to the rear, creating a practical layout for day-to-day living.

Externally, the property benefits from its own private garden, providing valuable outside space rarely found with maisonette living. Parking can also be found to the front of the property, adding further convenience for residents and visitors.

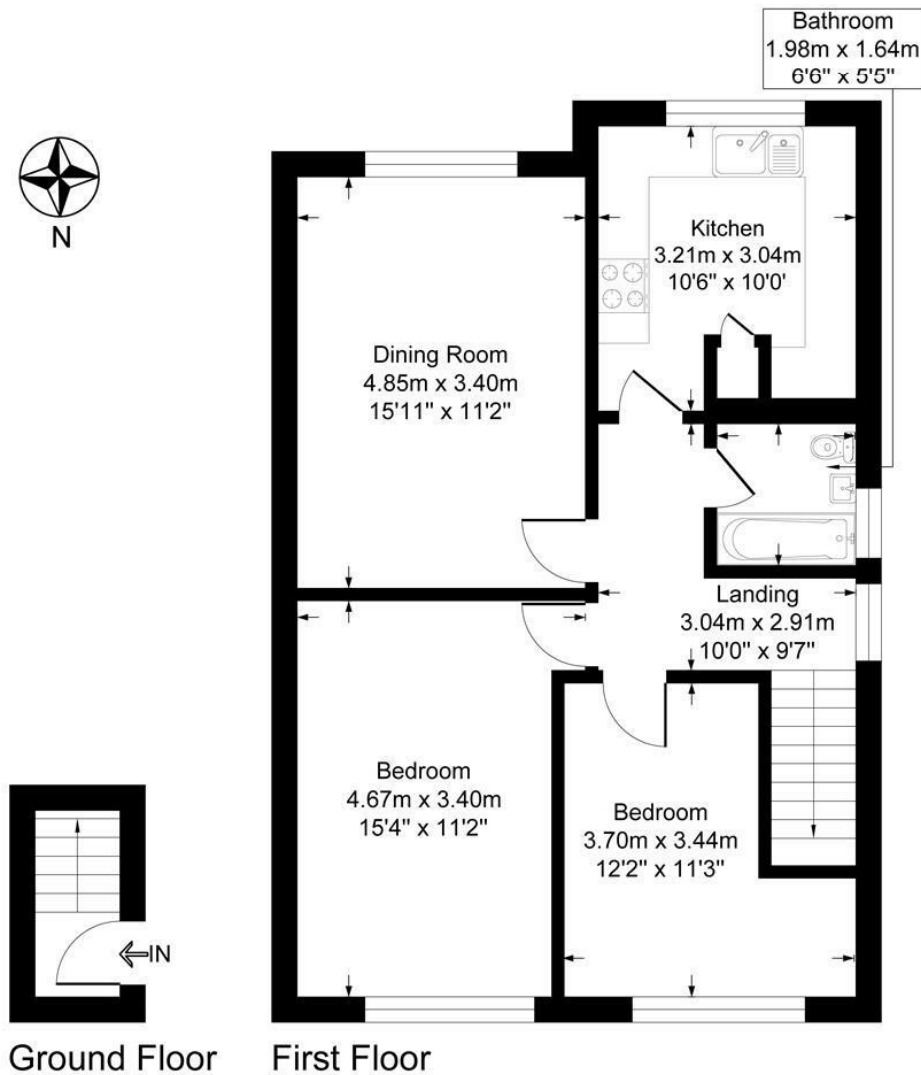
Mayfield Gardens is a fantastic location within Brentwood, offering excellent connectivity and convenience. Brentwood High Street is approximately 0.4 miles away, providing a wide selection of shops, cafés, restaurants and everyday amenities. Brentwood Station is also nearby, positioned approximately 0.8 to 0.9 miles from the property, offering links into London Liverpool Street and the Elizabeth Line, making this a superb choice for commuters.

The property is also well placed for local road links, with convenient access towards the A12 and M25, making travel further afield simple and practical.

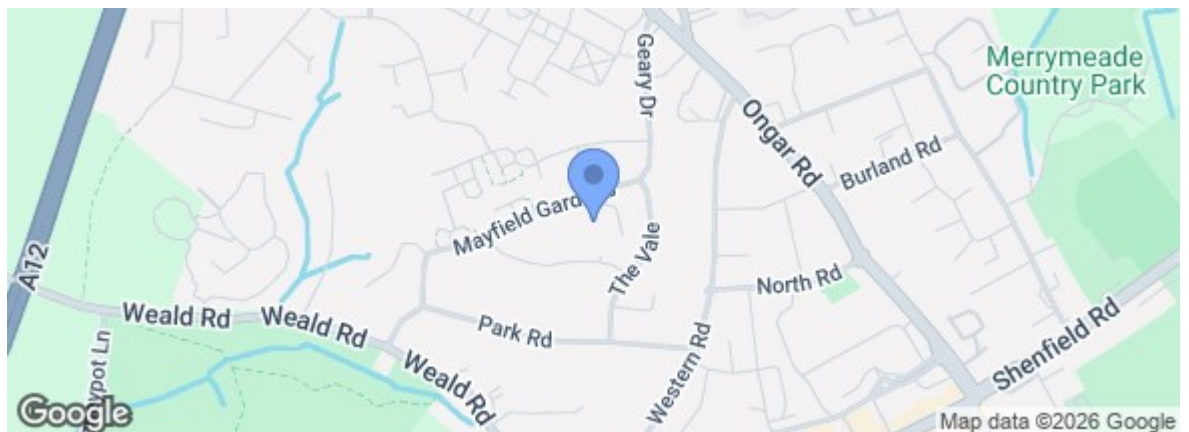
Offered with plenty of potential, a private garden, nearby parking and two genuinely generous double bedrooms, this is a fantastic opportunity to secure a spacious maisonette in a sought-after Brentwood setting. Early viewing is highly recommended.

Mayfield Gardens

Approximate Gross Internal Floor Area = 67.7 sq m / 729 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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