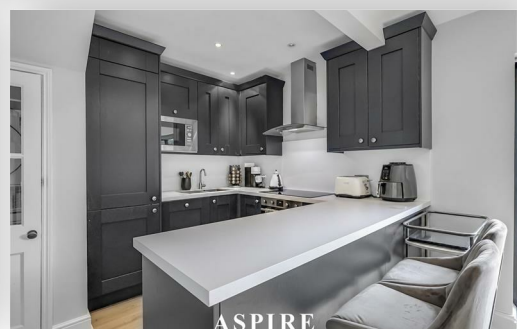
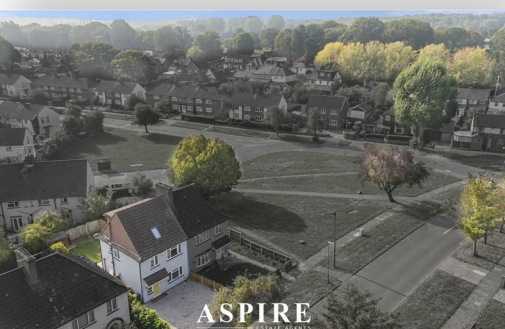


*To arrange a viewing contact us
today on 01268 777400*



Orchard Avenue, Brentwood Guide price £550,000

GUIDE PRICE £550,000 - £600,000 - Aspire Estate Agents are delighted to present this beautifully presented four-bedroom family home, offering spacious and versatile accommodation arranged over three floors. The property features a generous living room, an impressive kitchen/dining room opening onto the rear garden, three first-floor bedrooms with a modern family bathroom, and a superb principal bedroom suite with its own en-suite occupying the top floor. Further benefits include a private rear garden and driveway parking for up to two vehicles.

Ideally positioned in a popular residential location, the home is well placed for a range of local shops, schools and everyday amenities, with convenient transport links providing easy access to surrounding towns and main commuter routes. An excellent choice for families looking for a modern home with flexible living space in a well-connected location.

ROOM MEASUREMENTS

Kitchen/Dining Area: 5.83m x 3.22m (19'2" x 10'7")

Living Room: 3.88m x 3.84m (12'9" x 12'7")

Entrance Hall: 3.66m x 1.80m (12'0" x 5'11")

Bedroom One: 3.63m x 3.18m (11'11" x 10'5")

En-Suite: 1.78m x 1.68m (5'10" x 5'6")

Bedroom Two: 3.86m x 3.20m (12'8" x 10'6")

Bedroom Three: 3.20m x 3.08m (10'6" x 10'1")

Bedroom Four: 2.53m x 2.25m (8'4" x 7'5")

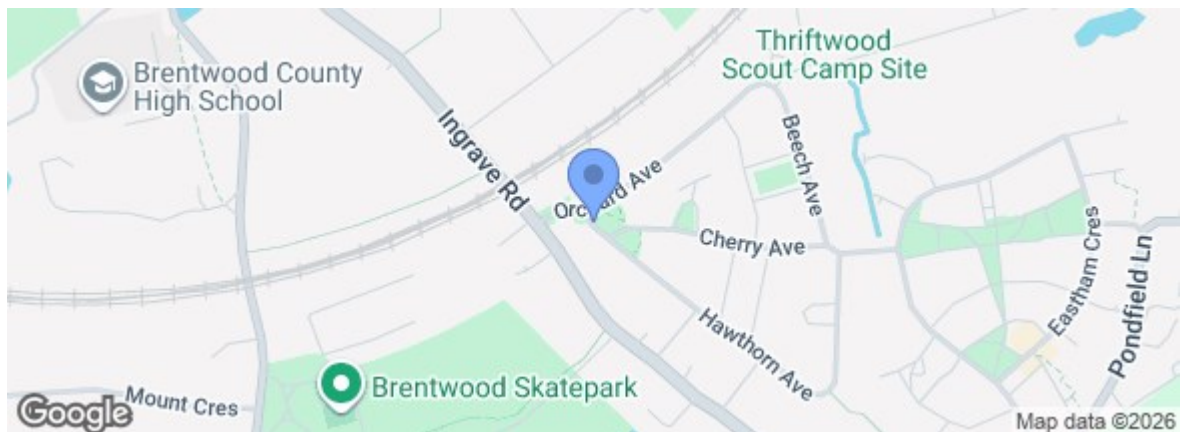
Family Bathroom: 2.56m x 2.30m (8'5" x 7'7")

7 Orchard Avenue

Approximate Gross Internal Floor Area = 105.0 sq m / 1130 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	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.