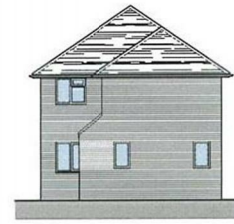


RUNNING WATERS, BRENTWOOD.



EXISTING FRONT ELEVATION
SCALE 1:100



EXISTING SIDE ELEVATION
SCALE 1:100



EXISTING REAR ELEVATION
SCALE 1:100

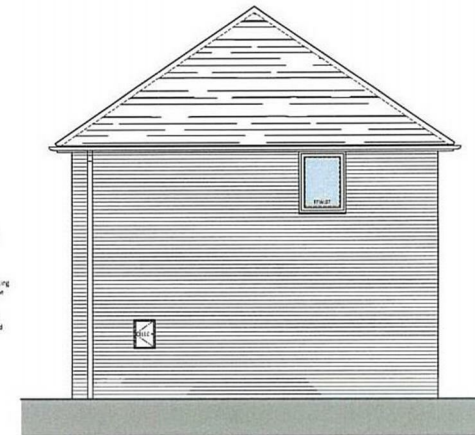


PROPOSED FRONT ELEVATION
SCALE 1:50

Proposed new guttering, fascia's, soffits all to match existing.

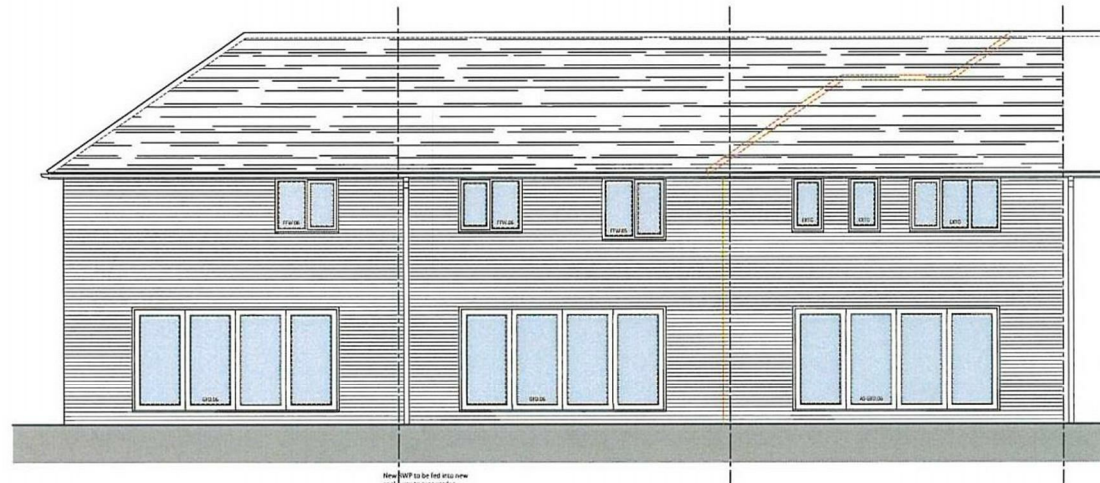
Proposed brickwork to match existing dwelling, and courting to run in line with existing.

NB: Brick colouring estimated at approx. 77,5pms and to be checked and confirmed on site.



New RWP to be fed into new
sideway to rear garden.

PROPOSED SIDE ELEVATION
SCALE 1:50



New RWP to be fed into new
sideway to rear garden.

PROPOSED REAR ELEVATION
SCALE 1:50

RUNNING WATERS
— BRENTWOOD —



SAREN HOMES
EST 2012



Currently being fully renovated and due for completion around September 2021, we are delighted to offer for sale this three-bedroom family home which will be finished to a high specification throughout, with far reaching countryside views.

This is a new development with the exciting opportunity of three different properties to choose from. With highly regarded schools close by, the property also has the beautiful Thorndon Country Park on its doorstep, offering miles and miles of walks, bridal ways and cycle routes to explore. It is also within easy reach of both Brentwood and Shenfield High Streets, with their array of shops, bars, restaurants and stations, offering fast connections to London.

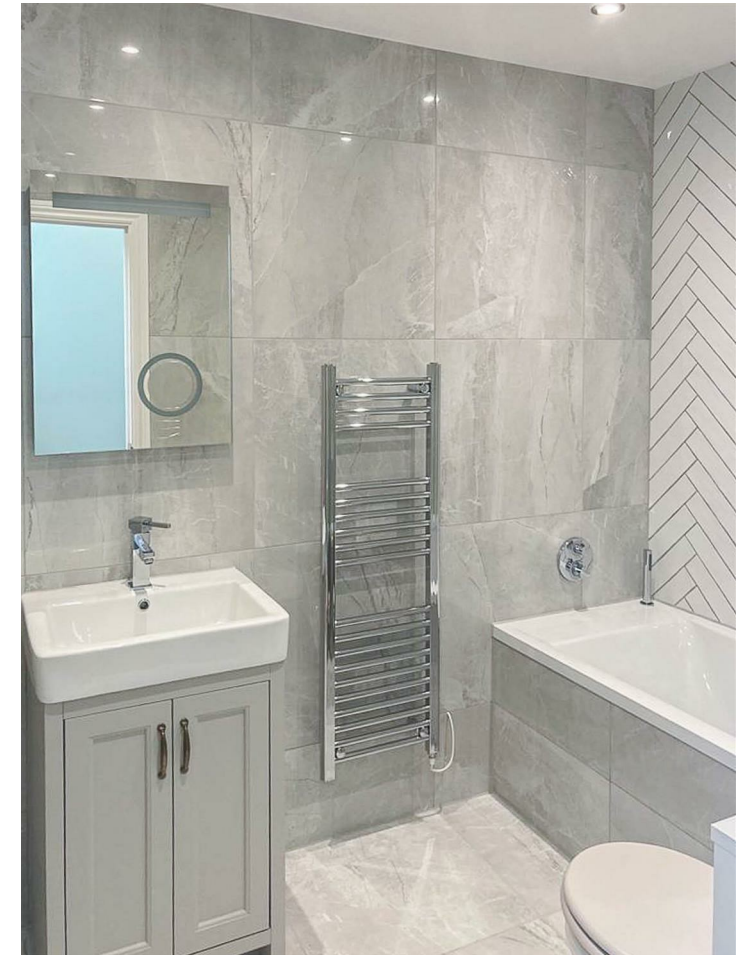
- Fully renovated family home
- High quality finish
- Three good sized bedrooms
- Contemporary kitchen/family room
- Separate Lounge
- Landscaped rear garden
- Solicitor incentive offered by developers
- Easy reach of Brentwood/Shenfield

Set back from the road, behind a small greensward, the property will have a lovely family room/kitchen, with bi-fold doors across the rear. The contemporary kitchen area will be fitted with an attractive range of eye and base level units, set under Quartz stone marble worktops. A Bosch appliance package will be provided, including a washing machine, tumble dryer, dishwasher, oven, induction hob and an extractor. To the front is a separate lounge, which will be fully carpeted and a ground floor cloakroom fitted with Hans Groher sanitaryware. There will be under-floor heating to the entire ground floor and the hallway/family room will be fitted with a high-quality flooring. All internal doors will be oak and there will be downlights in all rooms. The first floor is home to three bedrooms which will be fully carpeted and a designer bathroom, fitted with Hans Groher sanitaryware. The rear garden will be fully landscaped and will include a patio area, perfect for entertaining, a turfed lawn and fencing to boundaries. Off-street parking will be provided at the front by way of a private driveway.

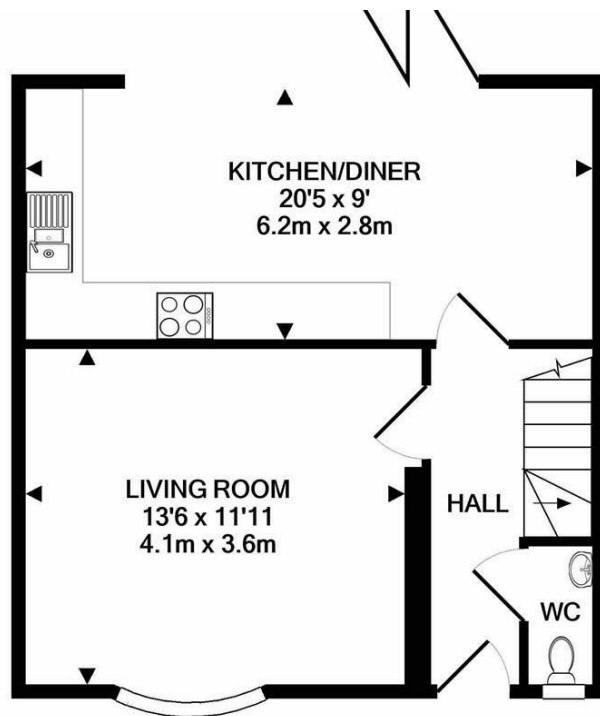
Specification:

- Underfloor heating to entire ground floor
- Fully landscaped garden including patio areas, fencing and turfed lawns
- Bifolding doors in the Family kitchen room to landscaped garden
- Off road private driveway parking to front
- Designer bathrooms & ground floor cloakroom, with Hans Groher sanitaryware
- Modern contemporary kitchen with Quartz stone marble worktops
- Brand new Bosch appliance package included
- Downlights to all rooms
- Oak internal doors
- Fully carpeted to 1st floor and lounge
- Hardwood flooring or Kamdean flooring throughout hallway and Family room

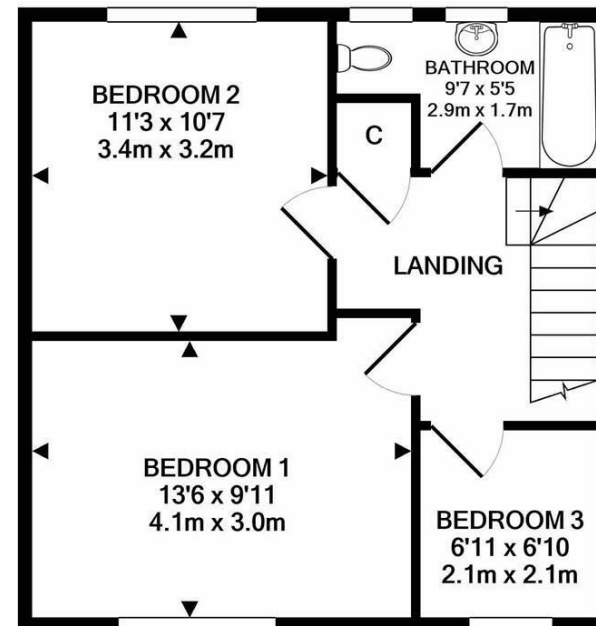
Please note internal photos are examples of the developers finish







GROUND FLOOR
APPROX. FLOOR
AREA 419 SQ.FT.
(38.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 422 SQ.FT.
(39.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 840 SQ.FT. (78.1 SQ.M.)

THIS PLAN IS FOR ROOM IDENTIFICATION ONLY, AND ITS ACCURACY IS NOT GUARANTEED. www.epcsinessex.co.uk
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

SERVICES:
Local Authority: Brentwood
Council tax band:
Post Code: CM13 2AP

VIEWING:
Strictly by prior arrangement with Keith Ashton Estate Agents

MORTGAGE INFORMATION: We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 260858 or visit our interactive website at www.mortgagebusiness.net

We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website www.keithashton.co.uk