



St. Thomas Road
Brentwood CM14 4DF
Guide Price £850,000 - £875,000

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Nestled in the heart of Brentwood, this glorious Victorian home showcases the best of period architecture with contemporary styling. The front facade, adorned with classic bay windows and ornate detailing, sets a welcoming tone for this wonderful home.

An elegant entrance hall with classic flooring leads to a spacious living room, bathed in natural light from its large bay window, and featuring a charming fireplace as a focal point. The high ceilings, detailed cornices, and ceiling roses are beautifully complemented by contemporary fittings, creating a perfect blend of originality and modernity.

The heart of the home lies in the expansive kitchen/dining/family room, which extends towards the rear garden. This area, featuring modern appliances and a large central island, is designed for family living and entertaining, with bi-fold doors opening to a well-maintained garden. The tasteful decor, with a mix of neutral tones and vibrant accents, adds to the home's welcoming atmosphere, with a part-vaulted ceiling and rooflight windows adding height and natural light.

Ascending to the first floor, the property boasts three generously sized bedrooms and an additional fourth room ideal as a nursery, home office, or dressing room. The master bedroom, with its own bay window, offers excellent space, with two further bedrooms being well-proportioned and stylishly decorated. A modern family bathroom is equipped with high-quality fixtures.

Situated just a short stroll from Brentwood High Street and Brentwood Station, this property benefits from excellent transport links and proximity to a variety of shops, cafes, and amenities. The vibrant town centre adds to the appeal of this desirable location, ensuring this Victorian gem offers a perfect combination of period elegance, modern convenience, and a prime location in Brentwood.









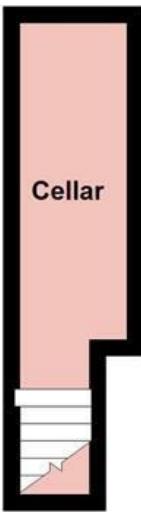
Ground Floor

Approx. 78.0 sq. metres (839.9 sq. feet)



Cellar

Approx. 6.5 sq. metres (69.5 sq. feet)



Drawing Room
4.78m (15'8") max x 3.86m (12'8")

Entrance Hall

WC

Living Room
4.10m x 3.51m
(13'5" x 11'6")

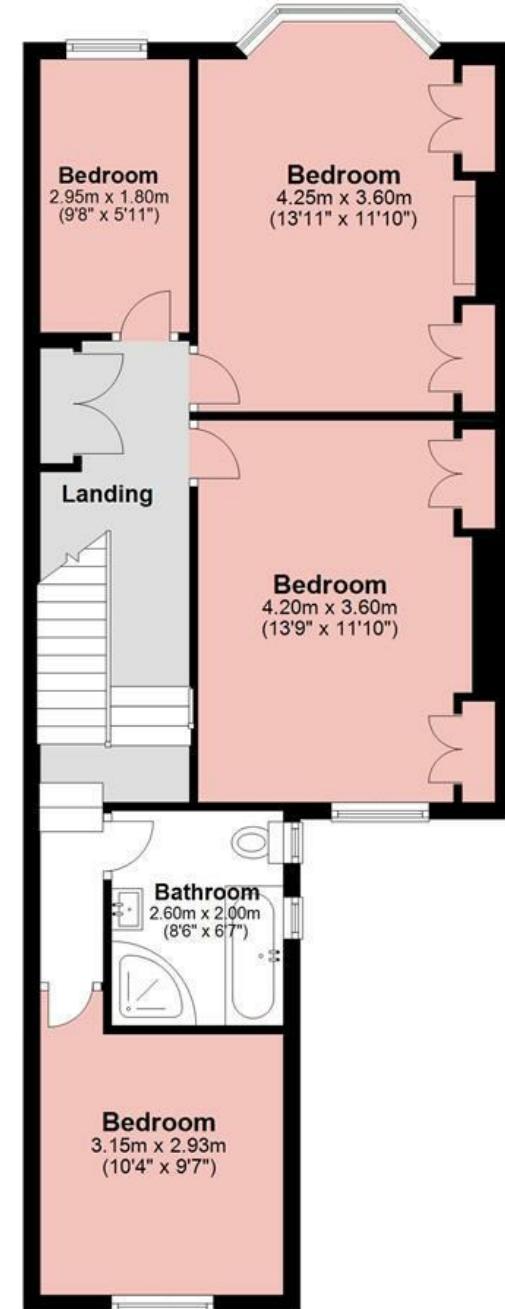
Kitchen/Dining/Family Room

5.70m x 5.10m
(18'8" x 16'9")



First Floor

Approx. 65.2 sq. metres (702.1 sq. feet)



Bedroom
2.95m x 1.80m
(9'8" x 5'11")

Bedroom
4.25m x 3.60m
(13'11" x 11'10")

Landing

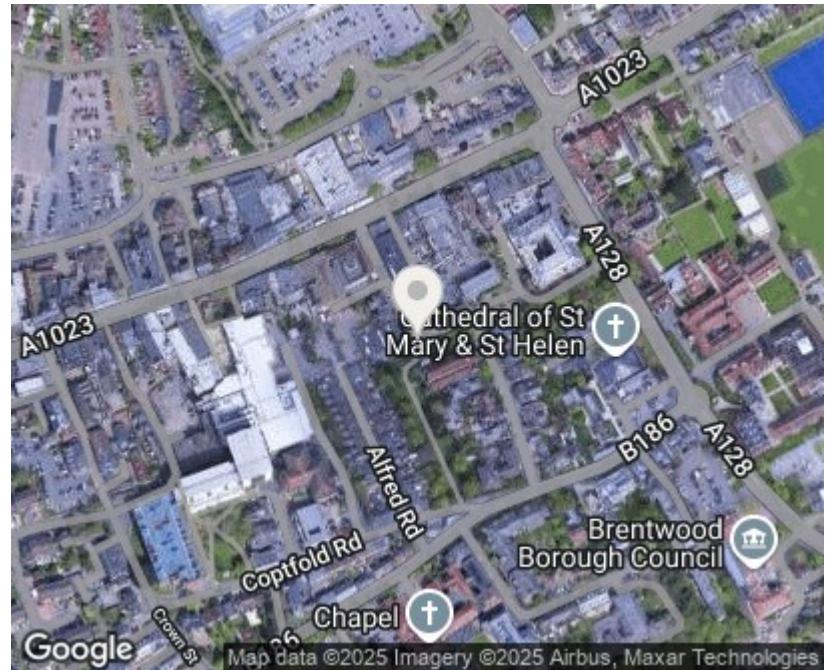
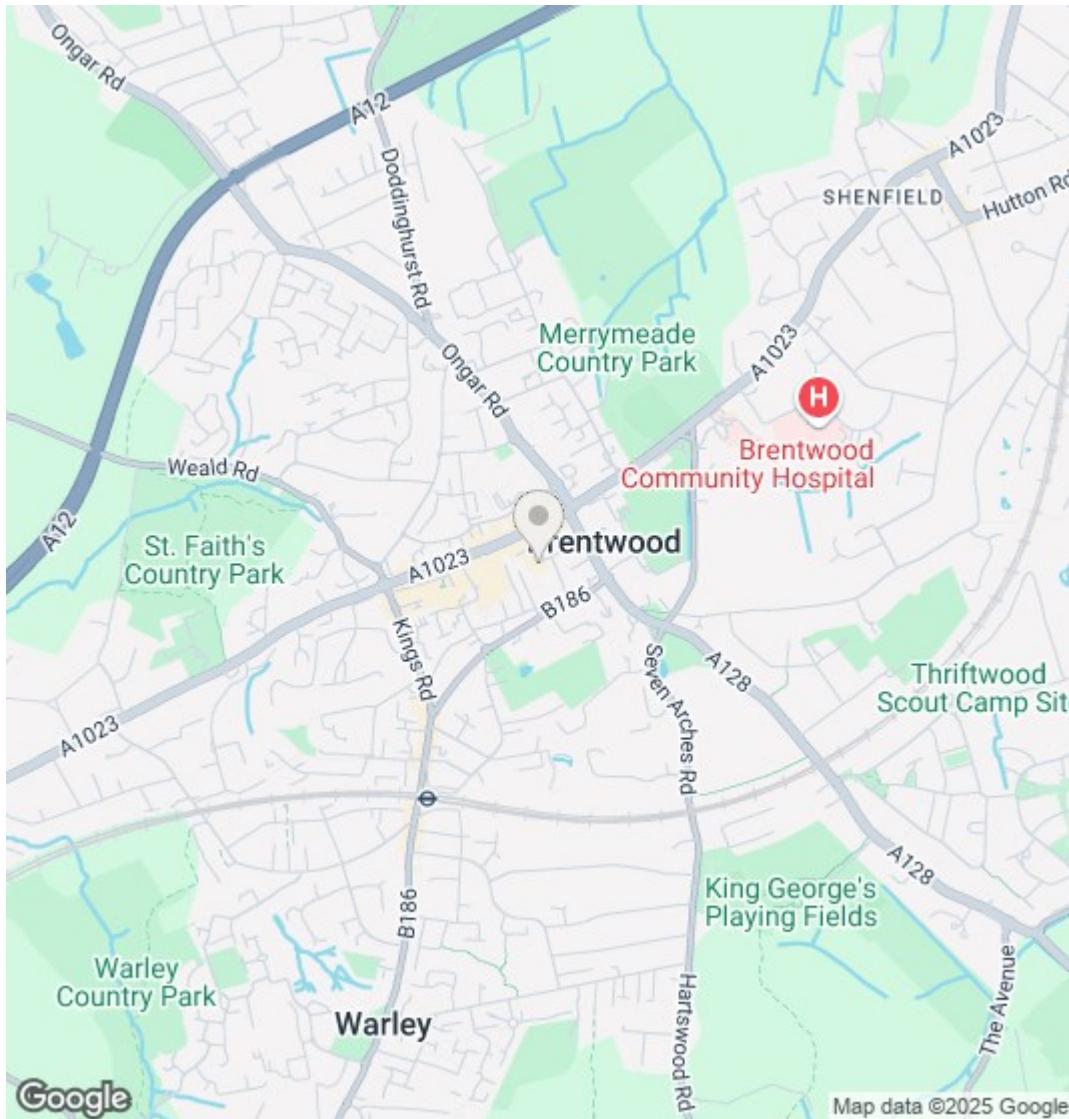
Bedroom
4.20m x 3.60m
(13'9" x 11'10")

Bathroom
2.60m x 2.00m
(8'6" x 6'7")

Bedroom
3.15m x 2.93m
(10'4" x 9'7")

Total area: approx. 149.7 sq. metres (1611.5 sq. feet)

52 St Thomas Road



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	61	
(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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