



PERIOD
HOMES



Kimpton Avenue

Brentwood Essex CM15 9HB

Guide Price £550,000-£600,000

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Set in one of Brentwood's most sought-after residential locations, this beautifully presented two-bedroom semi-detached character cottage offers a perfect blend of period charm and modern comfort. Nestled along Kimpton Avenue, the property enjoys a peaceful yet convenient setting, within easy reach of local amenities, reputable schools, and excellent transport links.

From the moment you arrive, the home's inviting façade and attractive frontage set the tone. A generous double driveway provides valuable off-street parking, while the pathway leads you to the entrance door, opening into a welcoming interior full of warmth and style. The ground floor offers versatile living with two elegant reception rooms, each boasting charming character details such as feature fireplaces and tasteful décor. The well-appointed kitchen blends functionality with style, while the modern bathroom is thoughtfully positioned on this level.

Upstairs, you will find two spacious double bedrooms, each designed for comfort and light. A cleverly arranged 'Jack & Jill' WC serves both rooms, adding convenience without compromising the home's traditional layout.

One of the property's true highlights is its impressive rear garden – a generously sized outdoor space ideal for entertaining, gardening, or simply relaxing in a tranquil setting. This home is as practical as it is charming. With its combination of period features, tasteful presentation, and well-considered updates, it is ready for new owners to move straight in and enjoy.









KIMPTON AVENUE

Approx. Gross Internal Area 74.3 Sq M (799.9 Sq Ft)

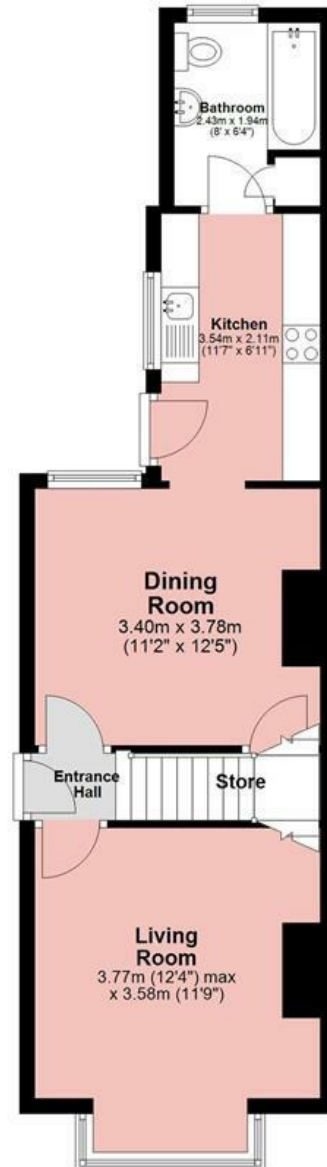


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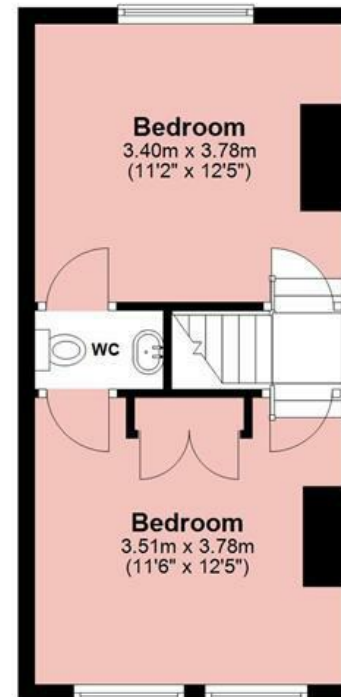
Ground Floor

Approx. 43.8 sq. metres (471.2 sq. feet)

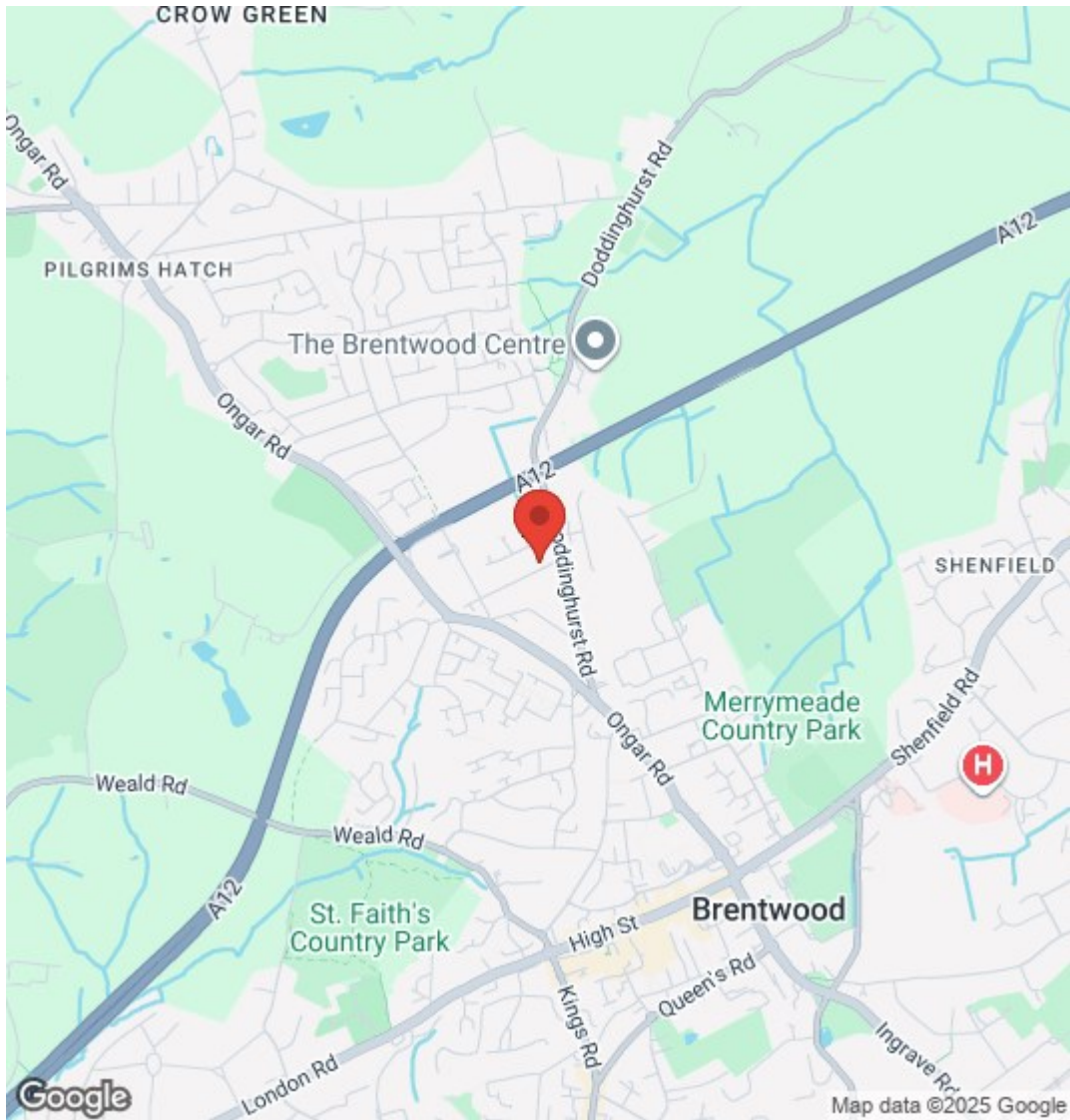


First Floor

Approx. 30.5 sq. metres (328.7 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.



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	75

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	

PLEASE CALL 01277 288000 TO ARRANGE A VIEWING
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