



**Magnolia Crescent
Brentwood CM13 3FG
£675,000**

Magnolia Crescent, Brentwood, CM13 3FG

A highly impressive three bedroom house situated on the popular Mascalls Park development built by Bellway Homes, with split level living and stunning accommodation throughout.

The ground floor accommodation is split-level and commences with a wide hallway with double doors to a formal lounge with dual aspect views, windows to the front and back. There is also a study/ playroom and WC on this level. Steps lead down to a beautifully fitted, open plan kitchen/dining, family room with a range of integrated appliances and a separate utility room. There are two sets of double doors leading to the rear garden.

Heading upstairs, the bedroom accommodation offers two generous double bedrooms and a further third bedroom and family bathroom. The principle bedroom boasts an en-suite shower room.

Externally, the property enjoys a low maintenance rear garden backing onto woodland with a good size patio and terrace from the kitchen. There is a raised border to the garden with a storage shed and mature hedge. The property is situated at the end of a footpath overlooking a beautiful green. There is a cartlodge style garage offering ample off street parking.

Mascalls Park is a contemporary development of three, four and five bedroom homes set in the grounds of a former hospital and surrounded by woodland. In contrast to its countryside setting, the development is situated within walking distance of Brentwood Mainline railway station and High Street, while the A12 and M25 are also close by.

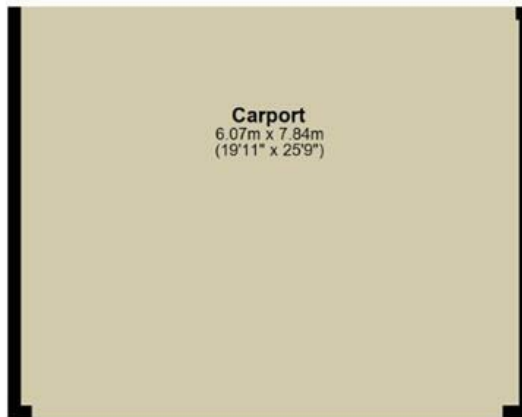








Sub-basement
Approx. 47.6 sq. metres (512.2 sq. feet)



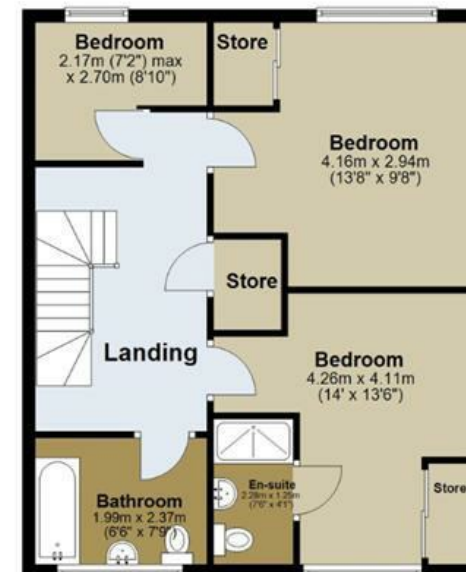
Ground Floor
Approx. 55.8 sq. metres (600.3 sq. feet)

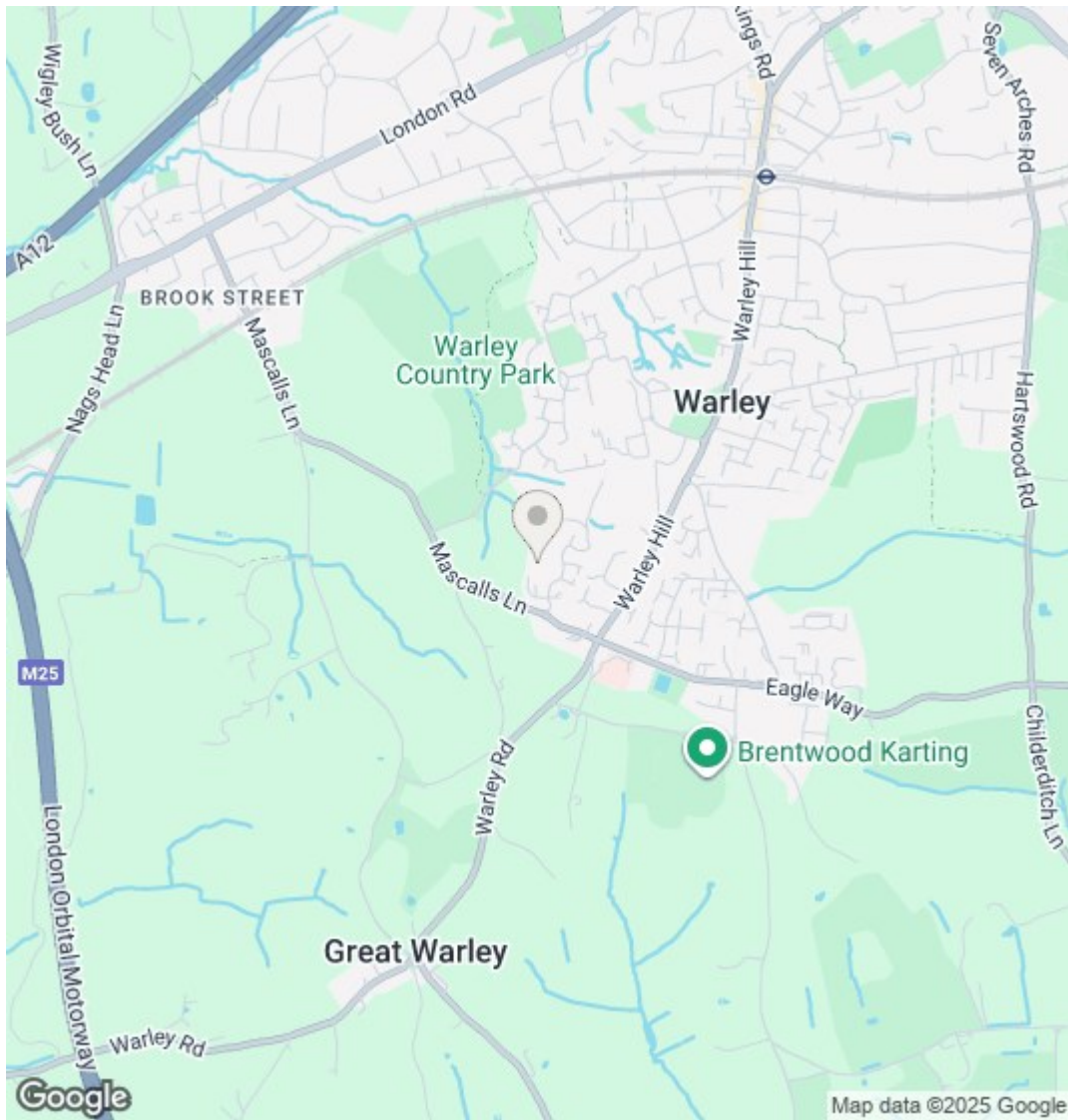


First Floor
Approx. 52.9 sq. metres (569.4 sq. feet)



Second Floor
Approx. 58.9 sq. metres (633.5 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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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