



Westwood Avenue  
Brentwood CM14 4PA  
£625,000

## Westwood Avenue, Brentwood, CM14 4PA

Perfectly located on a quiet road, yet just a short drive or walk from Brentwood High Street and Mainline Railway station, is this stylishly appointed, detached red-brick home with feature bay windows and off-street parking.

A bright entrance hallway leads through to the large open-plan lounge/dining space, and a recently fitted contemporary kitchen with full array of integrated appliances. A convenient WC completes the ground floor accommodation.

Upstairs, there are three good sized bedrooms and a family bathroom.

Externally, the generously sized rear garden is laid to lawn and lined with mature shrubs, as well as boasting a feature tiered decking area for summer dining.

Offered with the benefit of no onward chain.





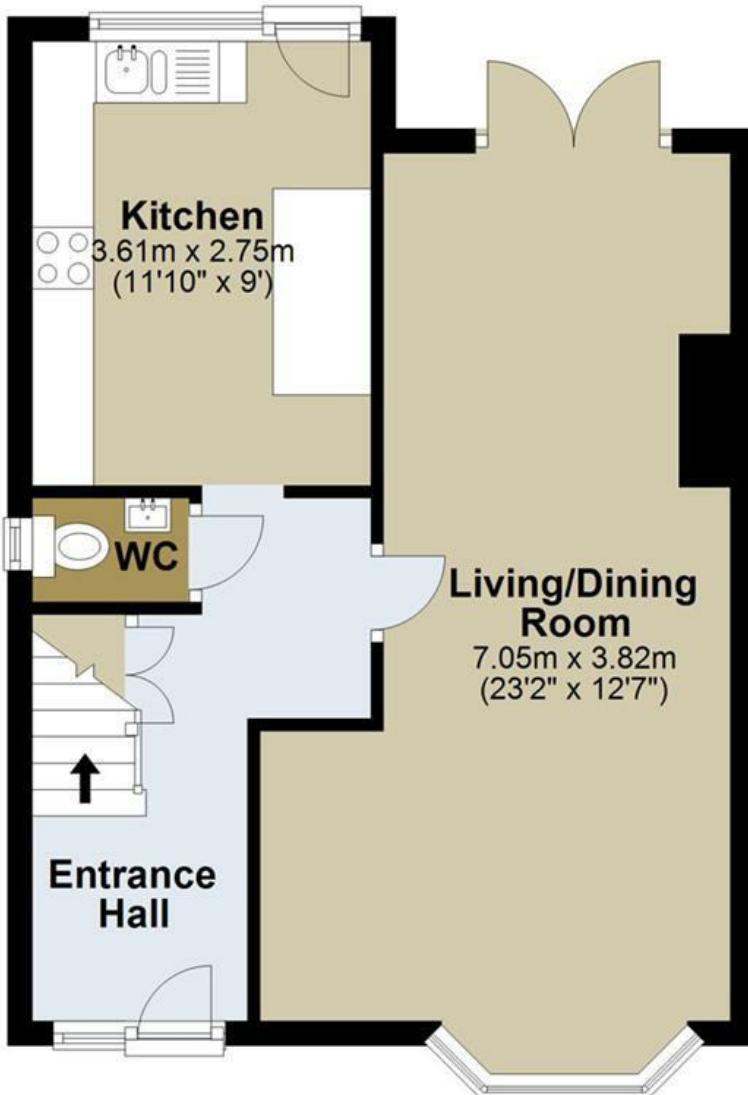






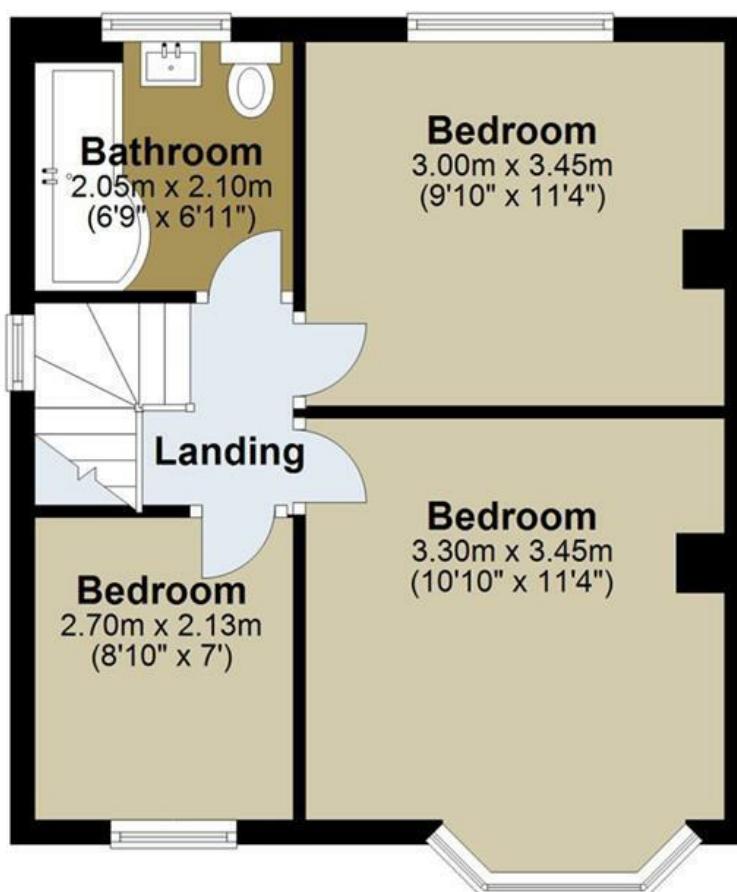
### Ground Floor

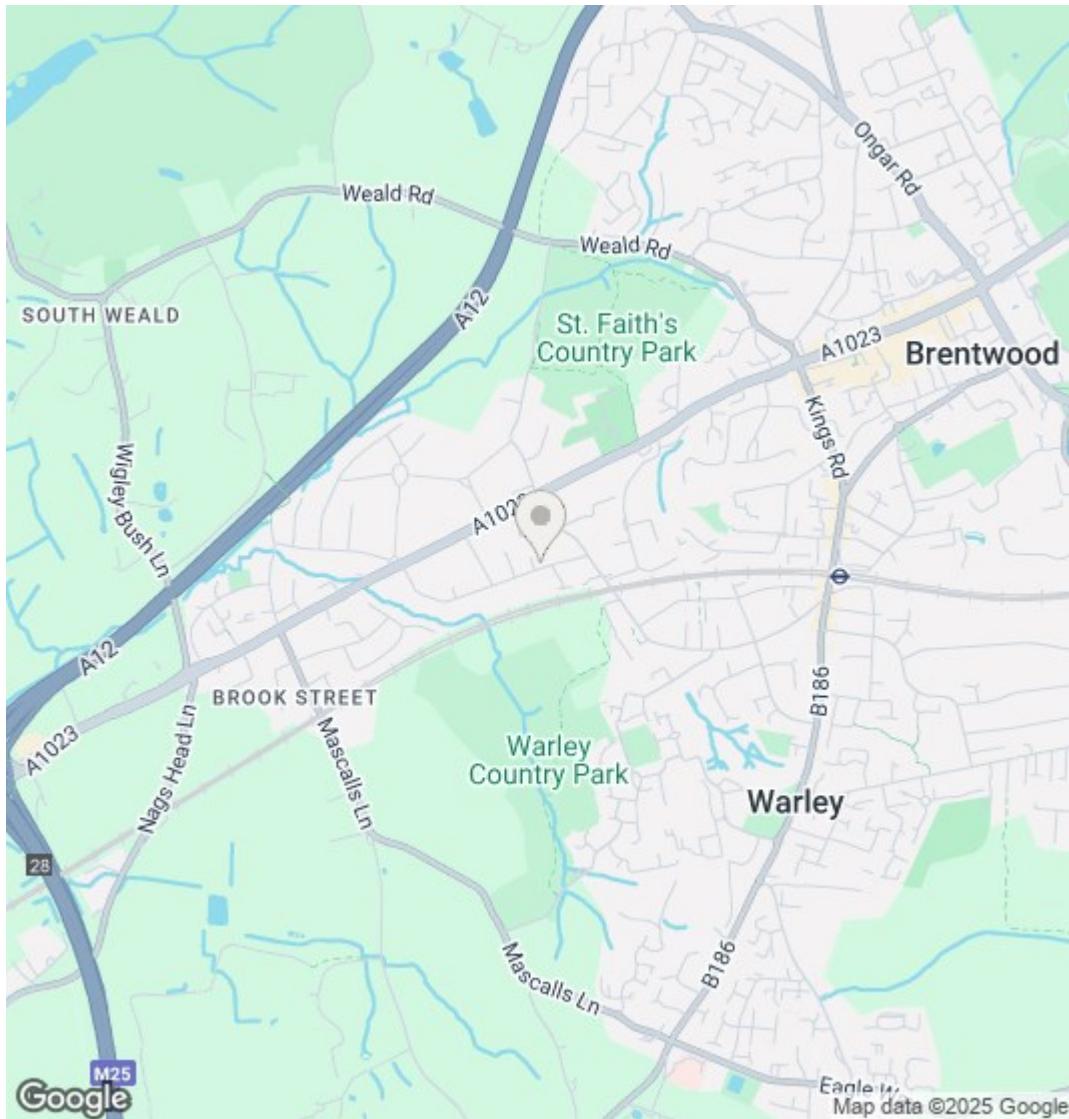
Approx. 42.8 sq. metres (460.2 sq. feet)



### First Floor

Approx. 37.2 sq. metres (400.3 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	87	
(39-54) E		
(21-38) F	61	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

PLEASE CALL 01277 355005 TO ARRANGE A VIEWING

[www.walkersestates.co.uk](http://www.walkersestates.co.uk)

INDEPENDENT ESTATE AGENTS - VALUATIONS WITH NO OBLIGATION – PROFESSIONAL SERVICE

These particulars do not constitute, nor constitute any part of an offer or contract. All measurements are given as a guide, no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or mis-statement in these particulars. Walkers Village & Country Homes Limited do not make or give, whether in these particulars, during negotiations or otherwise, any representation whatsoever in relation to this property.

