



Nags Head Lane
Brentwood Essex CM14 5NJ
£625,000

Nags Head Lane, Brentwood, Essex CM14 5NJ

A well presented bungalow set well back from the road with good sized gardens to both the front and rear, both having a pleasant un-overlooked aspect. Situated on the popular west side of Brentwood, the town centre is just over two miles away as well as easy access to the A12/M25 intersection.

The property is accessed via a gravel driveway providing excellent parking facilities for several cars. The deceptively spacious accommodation is approached from a large L shaped entrance hall (formally a car port) and comprises of three bedrooms, one of which is currently utilised as a study, a bathroom and separate WC.

To the rear of the property is the double reception room which contains the dining area, the fully fitted kitchen and large double glazed conservatory.

Externally, the well established rear garden extends to approximately 70ft in depth and is complimented by a large decked area directly accessible from the conservatory as well as a pond to add to the tranquil setting. There is also a large outbuilding currently utilised as a workshop and storage but could be converted into a garden office.





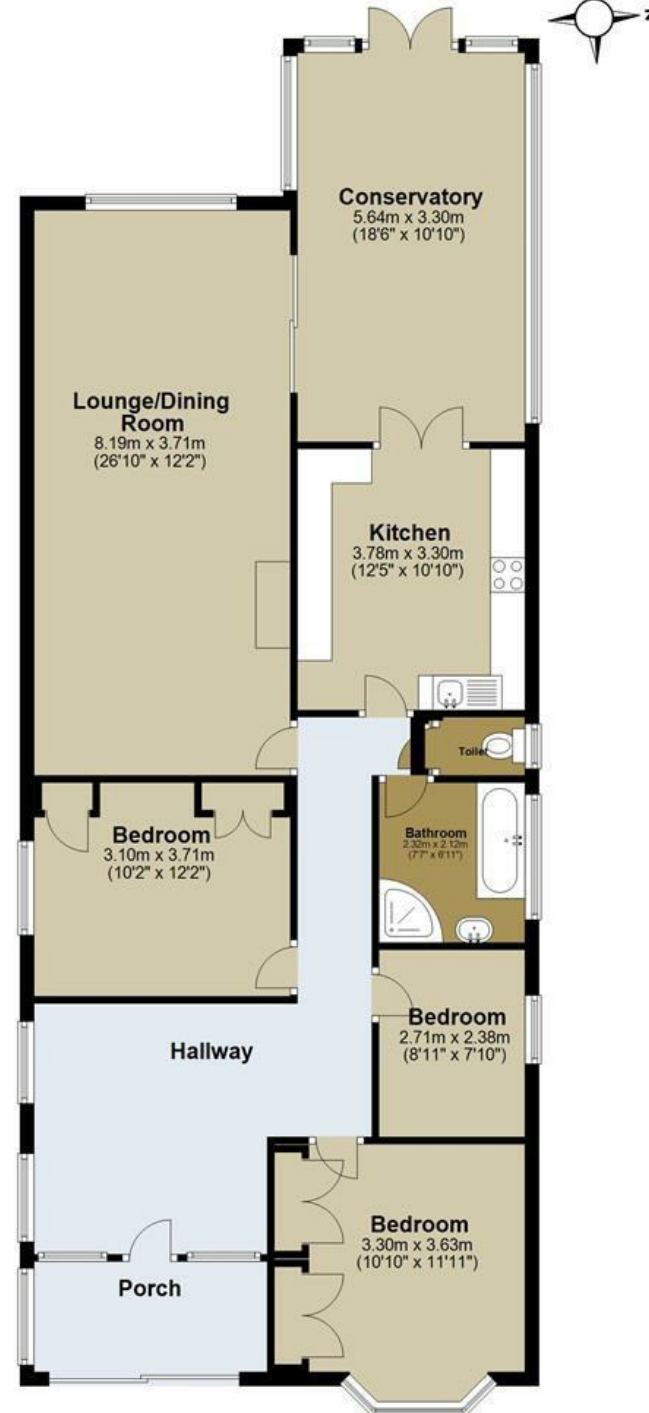




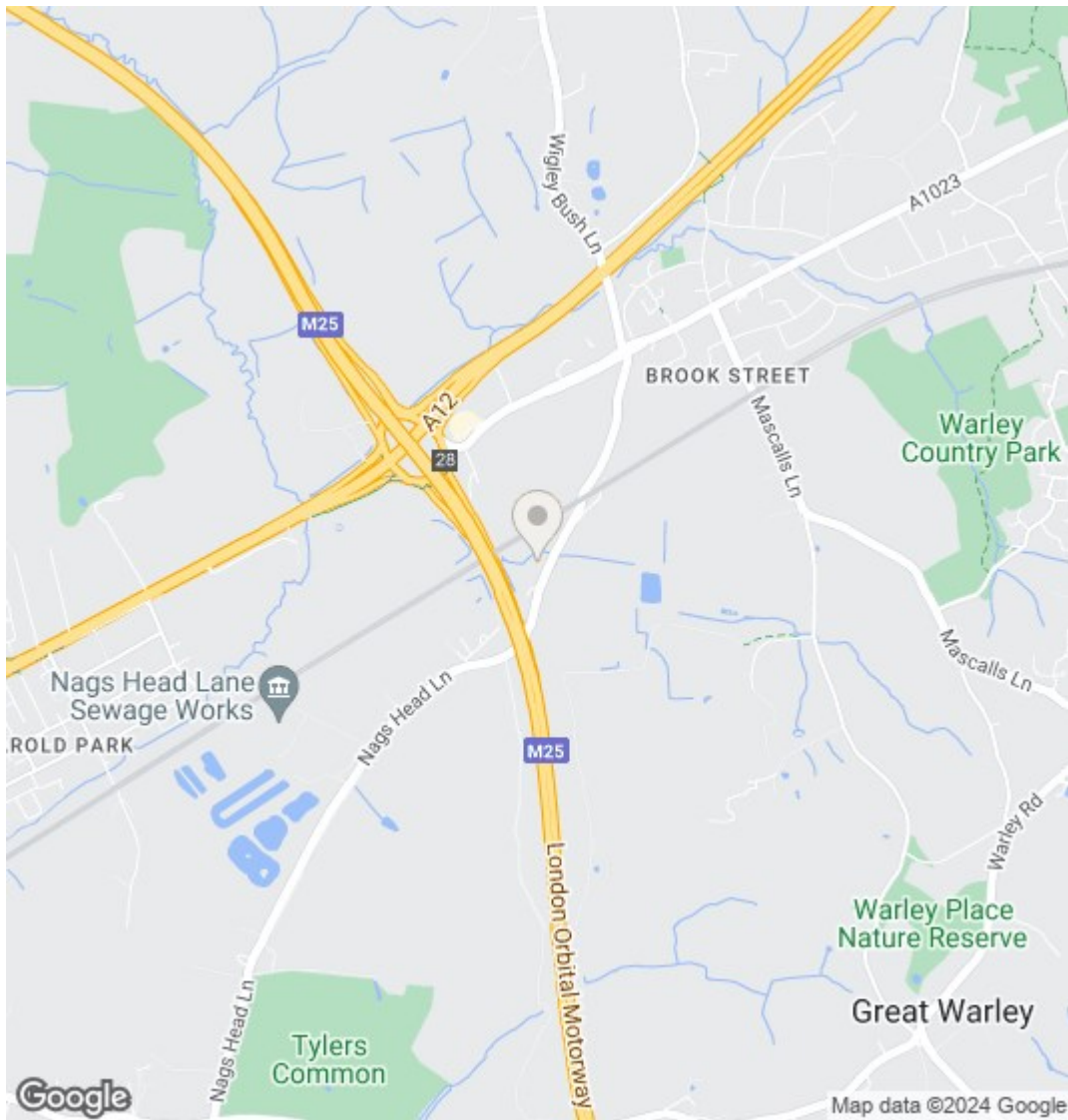
Outbuilding
Approx. 20.8 sq. metres (224.3 sq. feet)



Ground Floor
Approx. 126.9 sq. metres (1366.2 sq. feet)



Total area: approx. 147.8 sq. metres (1590.5 sq. feet)
Nags Head Lane



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(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	

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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