



**Nags Head Lane
Brentwood CM14 5NJ
£650,000**

Nags Head Lane, Brentwood, CM14 5NJ

This home offers generous off-street parking on a private block-paved driveway, leading to an entrance hall with access to all principal rooms. The property features four spacious bedrooms, a family bathroom, and a well equipped kitchen fitted with a range of appliances and a central island incorporating a breakfast bar.

To the rear of the property, the bright and airy lounge opens via patio doors onto the garden, providing a seamless flow between indoor and outdoor living. The garden itself is mainly laid to lawn, bordered by mature hedging for privacy, and includes a patio area.

At the end of the garden sits a versatile outbuilding, currently used as a games room with a WC, offering potential for use as a home office, gym, or even an annexe (subject to any necessary consents). Additionally, there is a detached garage to the side of the property, benefiting from both power and lighting.



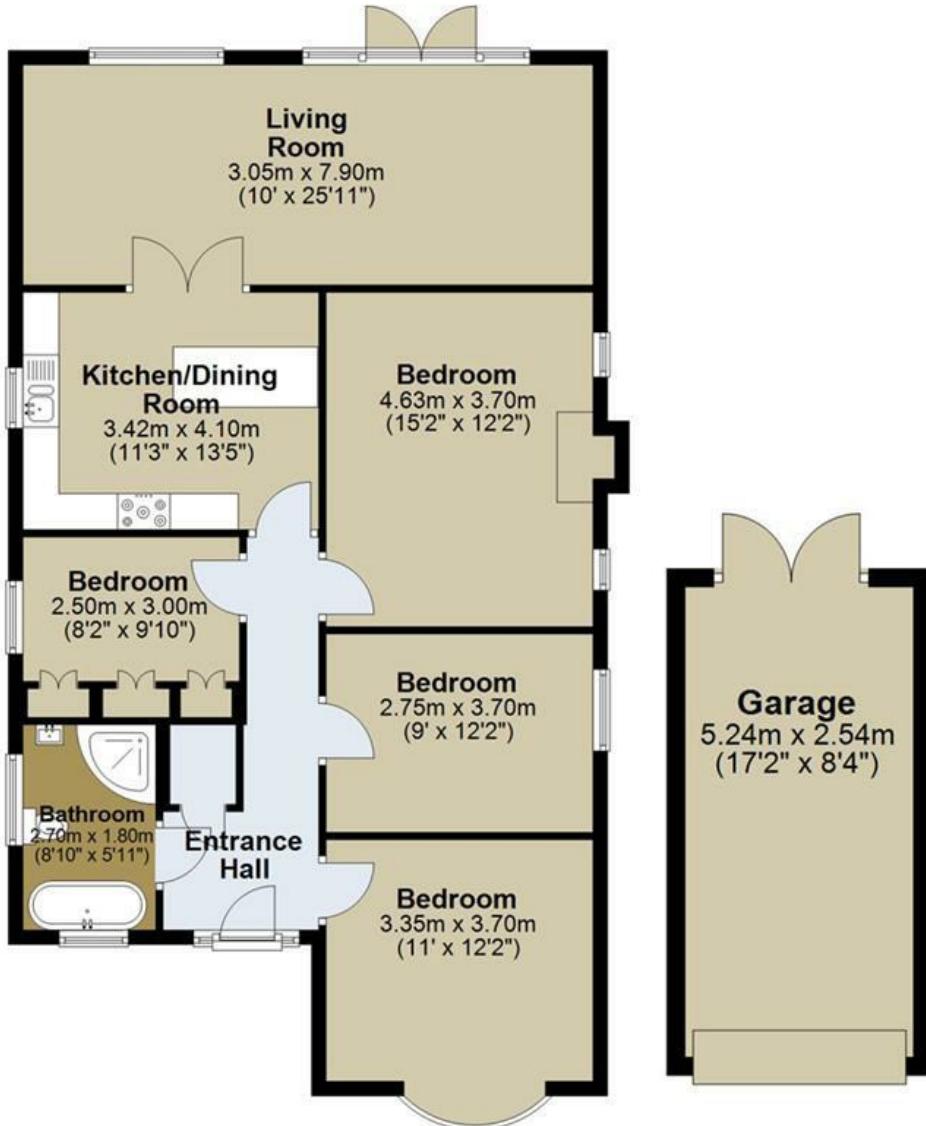






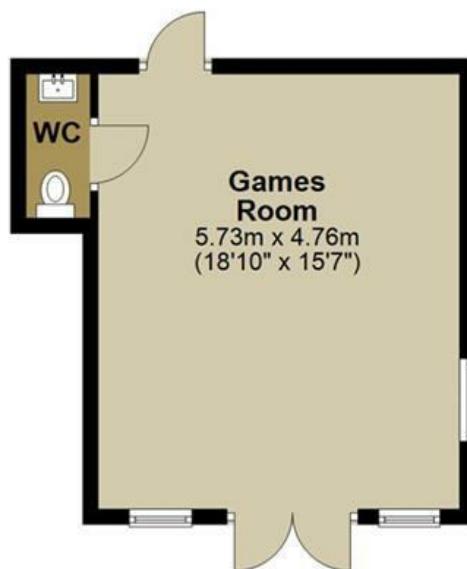
Ground Floor

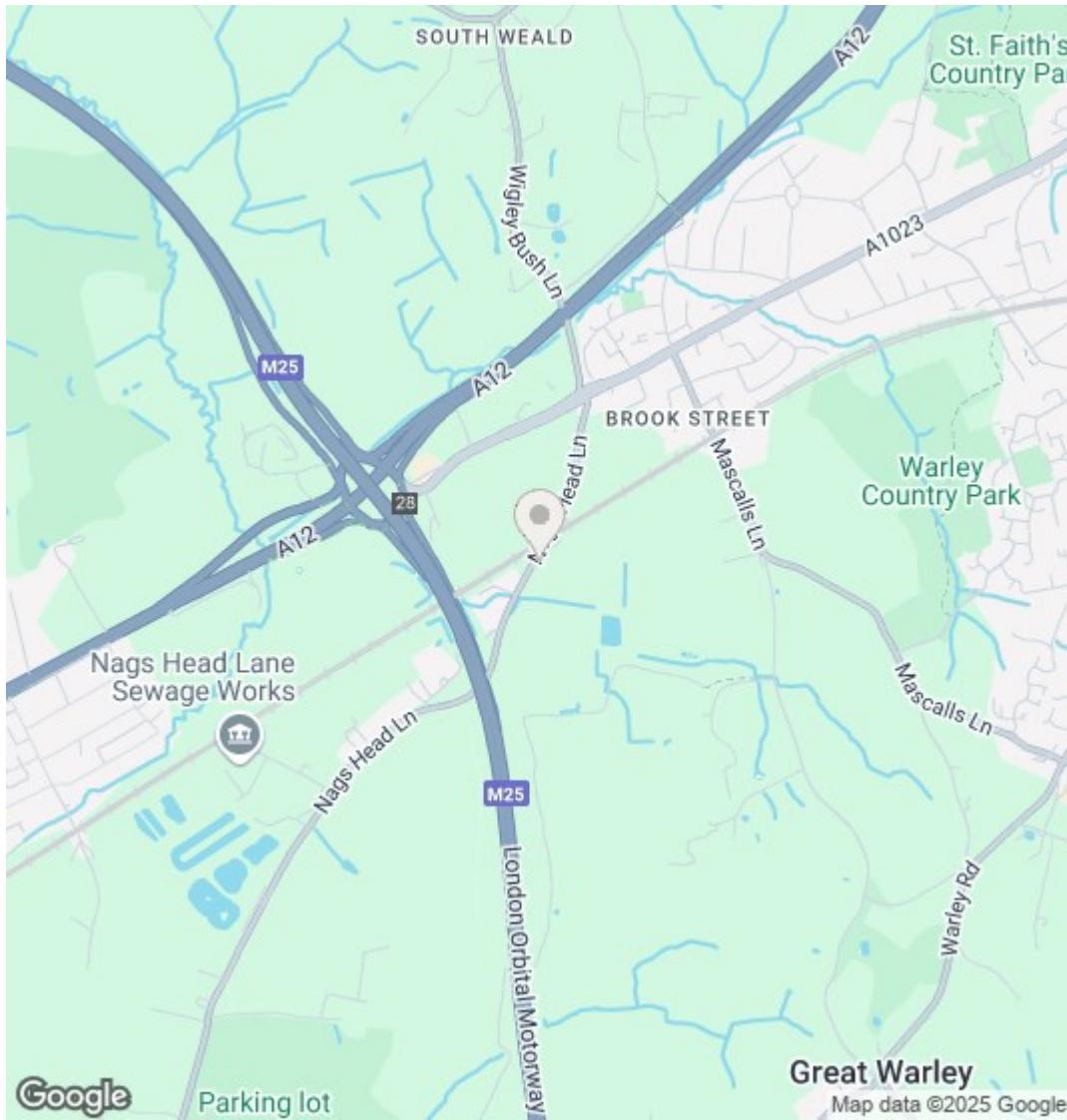
Approx. 116.2 sq. metres (1251.0 sq. feet)



Outbuilding

Approx. 29.1 sq. metres (313.0 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 | 54 | 72 |
| (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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