



PERIOD
HOMES



Hatch Road
Brentwood CM15 9QR
Guide Price £1,250,000-£1,350,000

Hatch Road, Brentwood, CM15 9QR

GUIDE PRICE £1,250,000 - £1,350,000

This property sits on an impressive plot of 1.7 acres, and is available for the first time in over 90 years, representing an exciting opportunity for the incoming purchaser to modernise or redevelop.

Originally built in the 1930s with later additions, the house features a large carriage driveway and comprises two reception rooms, a kitchen/breakfast room, utility room, downstairs wc, four bedrooms, and a family bathroom.

Prospective buyers have several options available to them. It presents an ideal opportunity for an end user wanting to build their own house or alternatively remodel and extend the existing dwelling. Additionally, it would appeal to those seeking multi-generational living, given the size of the plot.

In terms of previous planning history, there was a refusal of planning permission last year for the demolition of the existing dwelling and outbuilding to construct three new residential dwellings. However, there have been indications suggesting that approval for two replacement dwellings could be possible.

Such opportunities are rare in the market and this is one not to be missed!



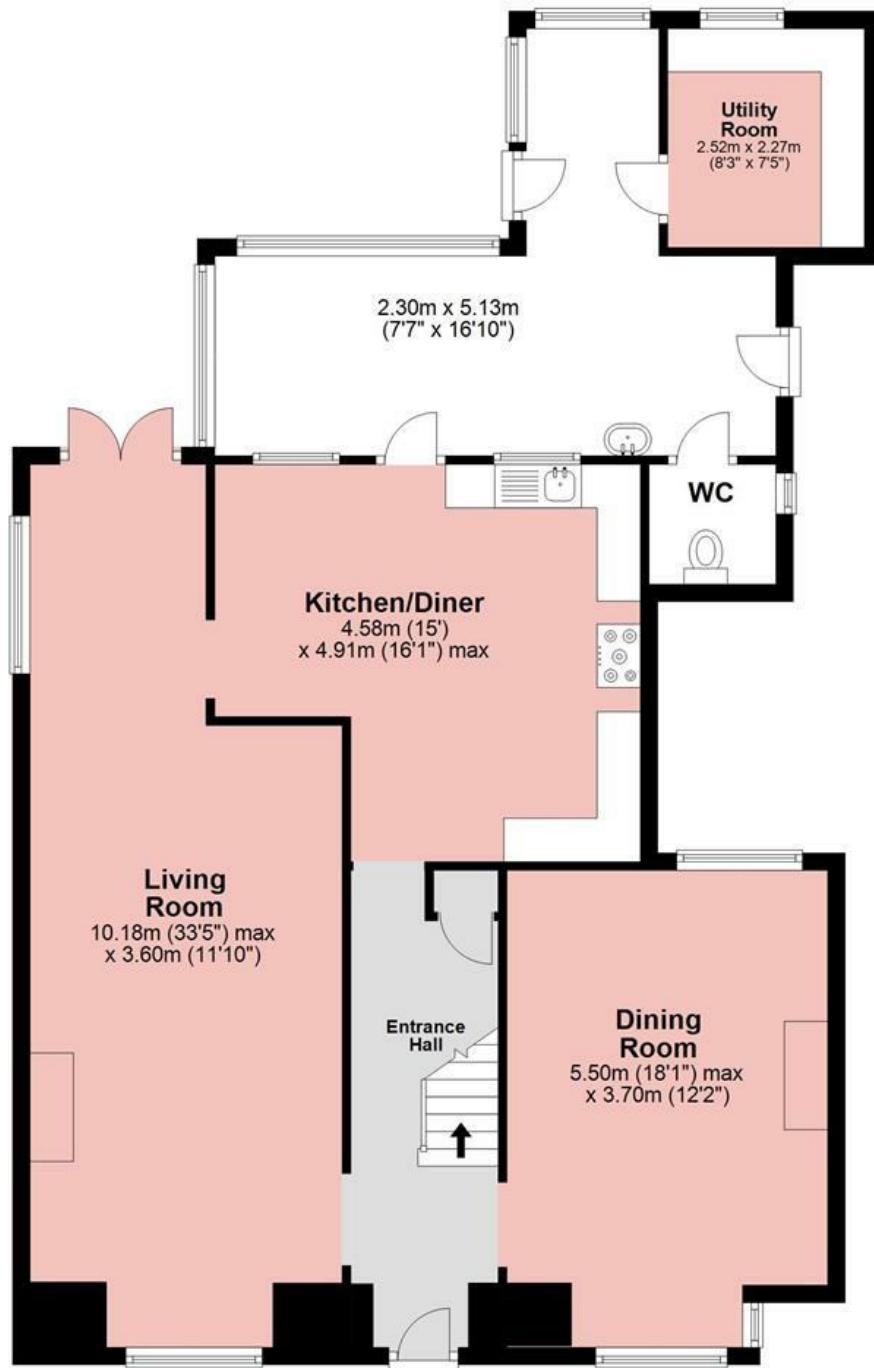






Ground Floor

Approx. 110.7 sq. metres (1191.3 sq. feet)



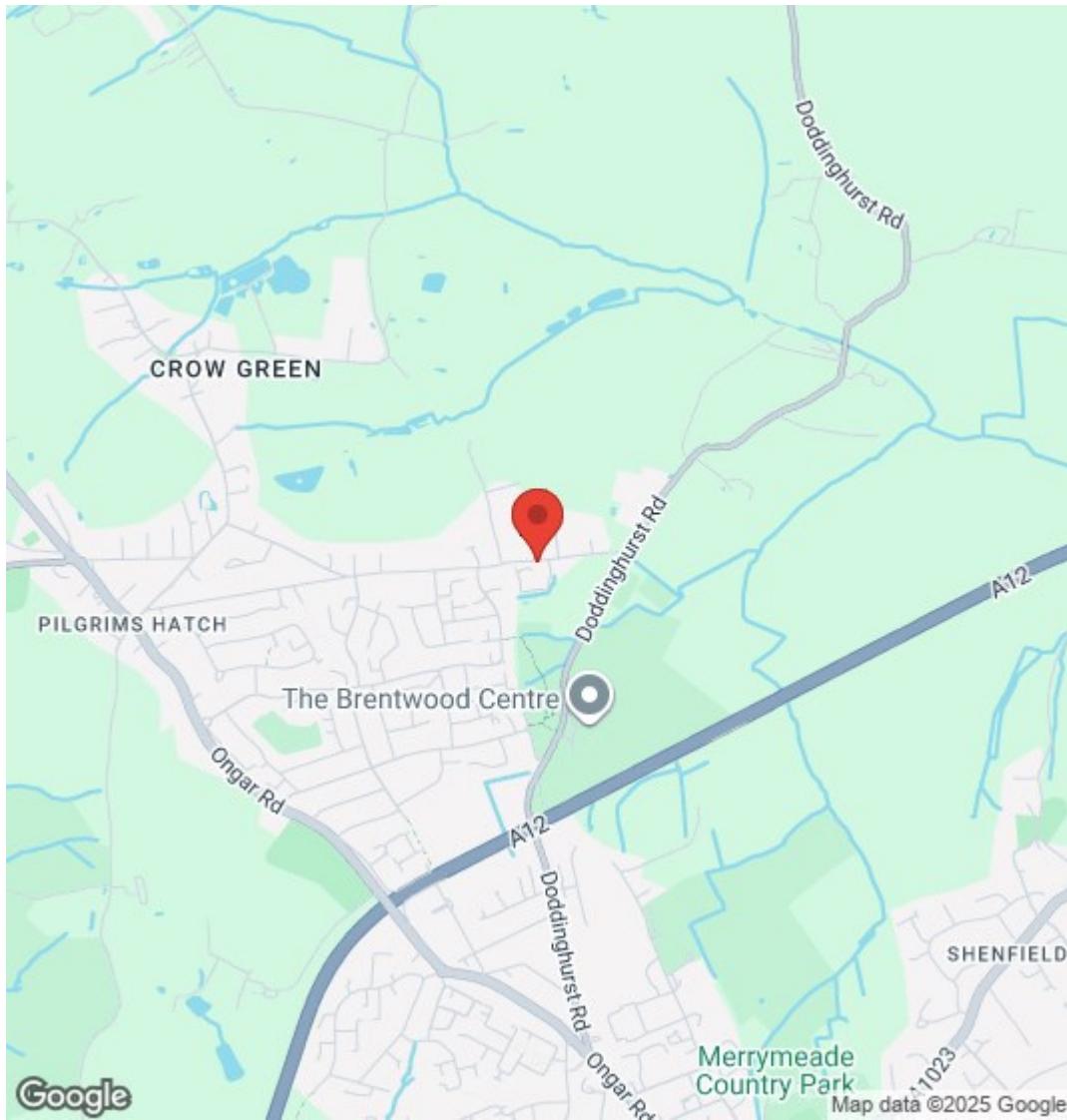
First Floor

Approx. 67.5 sq. metres (726.1 sq. feet)



Total area: approx. 178.1 sq. metres (1917.4 sq. feet)

Hatch Road



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	79
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	35
(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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