



St. Charles Road
Brentwood CM14 4TS
£750,000

St. Charles Road, Brentwood, CM14 4TS

Welcome to St Charles Road and this beautifully presented home close to Brentwood High Street (10 minute walk), Brentwood Railway Station (15 minute walk) and Weald Country Park. Much improved by the present owners, this five bed/three bath property offers 1,850 sq ft of contemporary living space, ideal for families seeking space and convenience.

Key Features:

- Ground Floor: The ground floor features an inviting lounge/dining room, complete with a cosy fireplace, with a modern open plan kitchen/breakfast room, which is well-equipped with high-quality appliances and ample storage. Additionally, there is a convenient WC and access to the integrated garage.
- Upper Floors: The first floor comprises four bedrooms and a family bathroom, as well as an en-suite to the main bedroom, whilst the converted second floor offers a versatile cinema room/bedroom, a shower room, and a study or store area.
- Garden: The property boasts a tiered garden extending approximately 90 feet in overall length. This beautifully landscaped space provides various areas for outdoor entertainment, relaxation, and gardening.
- Parking: A private, recently block-paved driveway provides off street parking for two vehicles, plus a third space in the garage.
- Council Tax Band: This property falls under Council Tax Band F.

Local Area:

St Charles Road is situated in a prime location in Brentwood, offering easy access to local amenities and excellent transport links. The property is within close proximity to Weald Country Park, a stunning 500-acre parkland featuring scenic walking trails, lakes, and woodlands; an ideal spot for outdoor activities, family picnics, or just exploring nature. The town of Brentwood provides a range of shopping, dining, and recreational facilities, and is well-served by reputable schools, making it a popular choice for families. Additionally, Brentwood's convenient transport links, including the nearby Brentwood Railway Station (just a 15 minute walk) offer easy access to London and other major cities, making it a perfect location for commuters.









Ground Floor

Approx. 75.0 sq. metres (807.4 sq. feet)



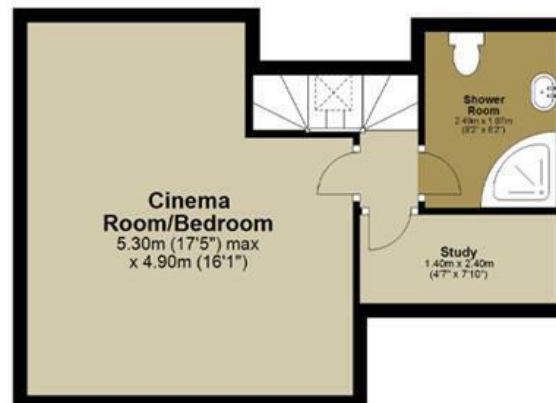
First Floor

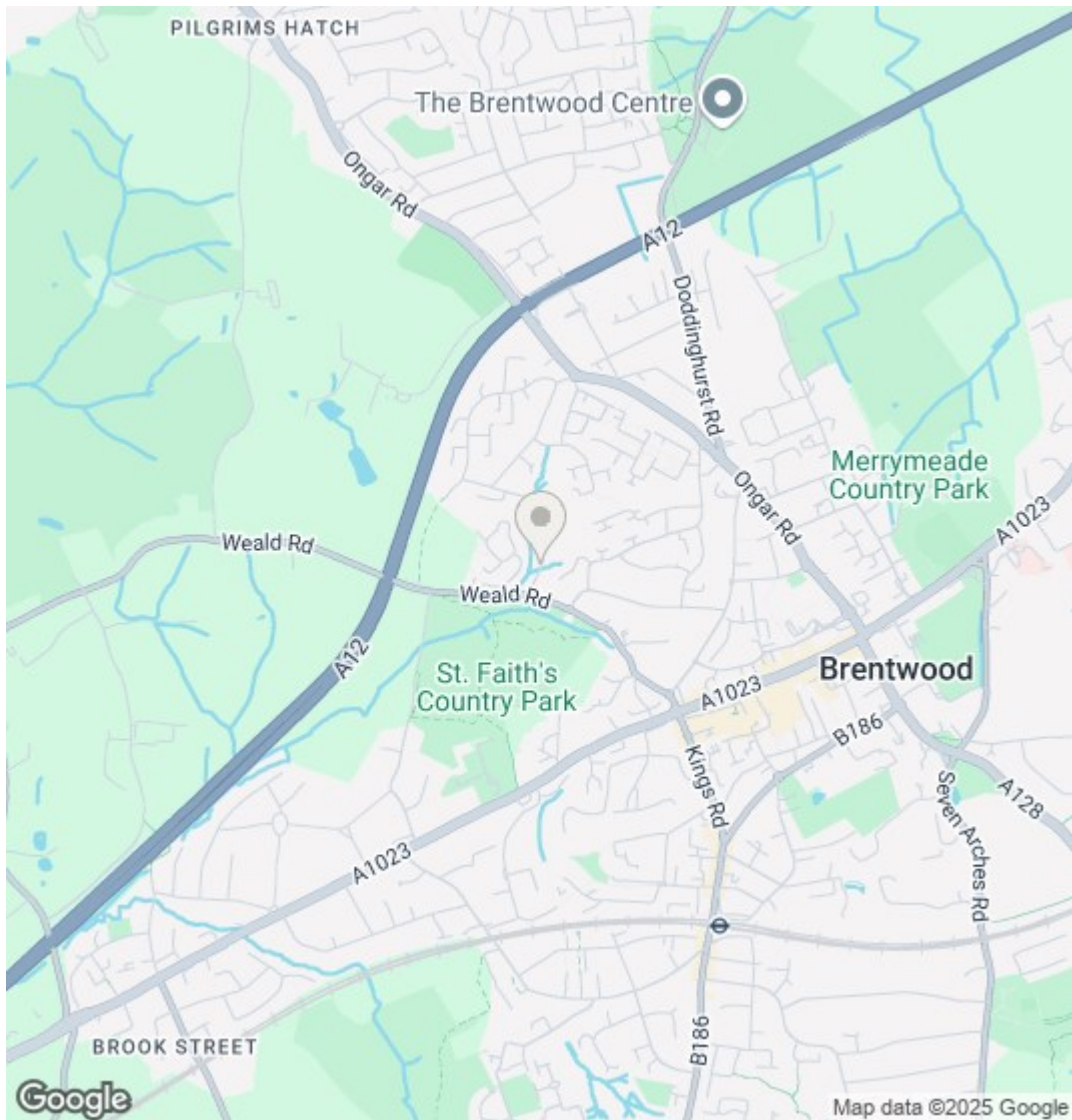
Approx. 61.9 sq. metres (666.8 sq. feet)



Second Floor

Approx. 35.0 sq. metres (376.3 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	EU Directive 2002/91/EC	
England & Wales		

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		
	EU Directive 2002/91/EC	
England & Wales		

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