



Crossby Close  
Brentwood Essex CM15 0TP  
Guide Price £575,000-£625,000



# Crossby Close, Brentwood, Essex CM15 0TP

**\*\*Guide Price - £575,000 - £625,000\*\***

**NO ONWARD CHAIN**

Presented throughout to an exceptional standard is this extended and much improved four bedroom semi-detached chalet bungalow. Nestled along a cul-de-sac in the popular village of Mountnessing, the property occupies a prominent, gated corner plot. With two bedrooms and a bathroom on each floor, this property is ideal for those seeking a versatile layout.

The internal accommodation commences with a welcoming entrance hallway. The two ground floor bedrooms are located towards the front of the property and are each well proportioned double rooms. Next along the hallway is the modern family bathroom.

At the rear of the ground floor is the living space. The lounge has been extended to create a through lounge / diner. The newly updated kitchen is separate to the main living area and comprises a range of above and below counter storage units, ample worktop space and various integrated appliances.

Completing the internal layout is the converted loft space which now affords a further two bedrooms and additional shower room.

Externally, the garden has been re-worked to provide a low maintenance space that makes the most of the south-west facing corner plot. There is an abundance of off-street parking which is also fully gated for extra security. Furthermore, there are outside two storage sheds.

















## Ground Floor

Approx. 76.6 sq. metres (824.4 sq. feet)



## First Floor

Approx. 28.7 sq. metres (309.1 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	66	79
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		

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