



Beech Avenue, Brentwood

Beech Avenue

£615,000

An exceptional semi detached residence tastefully refurbished and extended to a high standard providing, cloakroom, lounge/diner leading to a good size kitchen breakfast room that leads to a utility room and conservatory. On the first floor there are three bedrooms with fitted wardrobes in two of the bedrooms and a luxurious family bathroom with separate shower. Externally the gardens have been superbly landscaped with a driveway for off street parking to the front and an attractive rear garden with a pergola backing onto Thriftwood scout land that is a protected woodland area. There are shops nearby and King George's playing fields, Hogarth Primary School and Brentwood County High (subject to acceptance) are within 0.8 miles. Brentwood mainline station is an Elizabeth Line terminus for London commuting to the West End and Heathrow airport beyond. EPC D.



Entrance Hall

Stairs rising to first floor with fitted cupboards beneath, window to side, doors to cloakroom and lounge/diner.

Cloakroom

L-shaped with built in cupboards housing Vaillant gas boiler installed in 2024. WC and wash hand basin with drawer and shelf beneath.

Lounge/Diner 23' 2" x 12' 6" >11'4" (7.06m x 3.81m >3.45m)

Period style fire surround, bow window to front with fitted shutters, radiator with ornamental cover. Dining area with ceramic tiled floor that continues to the kitchen.

Kitchen/Breakfast Room 17' 9" x 10' 7" (5.41m x 3.22m)

Sloping ceiling with skylight windows and French doors overlooking and leading to conservatory. Range of grey coloured base and wall mounted

cupboards with granite work surfaces. Large island with cupboards, breakfast bar area and wooden work surface. Range cooker with cupboards either side. Integrated fridge/freezer and dishwasher. Butler sink with mixer tap, vertical radiator, underfloor heating and door to;

Utility Room 6' 9" x 5' 1" (2.06m x 1.55m)

Space for washing machine and tumble dryer with work surface above and stainless steel sink unit with cupboards beneath. Wall mounted cupboards and ceramic tiled splashback.

Conservatory 11' 9" x 7' 9" (3.58m x 2.36m)

Double glazed with French doors leading to the garden. Ceramic floor with underfloor heating.

First Floor Landing

Window to side aspect, access to loft and doors to;

Bedroom One 12' 7" x 10' 5" (3.83m x 3.17m) to front of wardrobes.

Fitted wardrobes into alcoves. Window to front with fitted shutters and radiator with ornamental cover.

Bedroom Two 10' 5" x 10' 2" (3.17m x 3.10m) to front of wardrobes.

Attractive fitted wardrobes across one wall, window to rear overlooking the garden.

Bedroom Three 9' 5" x 8' 4" (2.87m x 2.54m)

Window to front with fitted shutters.

Family Bathroom



Luxuriously appointed with floor standing oval shaped bath, wall mounted wash hand basin, large walk in shower and WC. Windows to side and rear. Ceramic tiled walls and floor with spotlights.

Externally

To the front a granite shingled driveway provides off-street parking with an adjacent lawn, flower and shrub border. A picket fence leads to a further drive in front of the garage.

Garage 17' 4" x 9' 6" (5.28m x 2.89m)

Up and over door. Window to rear and pedestrian door leading to rear garden.

Rear Garden

The rear garden is beautifully landscaped and as previously mentioned backs onto the protected Scout grounds. Paved patio area with shingled pathway either side leading to the Pergola and rear of the garden. Adjacent, well stocked, shrub borders. Pergola/outside dining area with raised borders and backs onto protected woodland.









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Council Tax Band D

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Ground Floor

Approx. 83.3 sq. metres (896.6 sq. feet)

First Floor

Approx. 42.5 sq. metres (457.3 sq. feet)

Total area: approx. 125.8 sq. metres (1354.3 sq. feet)

Whilst every effort has been made to ensure the accuracy of the Floor Plan, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, mistatement or omission. The Floor Plan is provided for illustrative purposes and should be used as such by any potential purchaser.

Plan produced using PlotPlan

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