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# Kings Chase, Brentwood

**WN**  
PROPERTIES

# Kings Chase, Brentwood

£485,000

A well presented home situated in a sought after cul de sac location yet close to Brentwood Station with its mainline link to London Liverpool Street and the recently opened Elizabeth Line to Heathrow and beyond. The house has been upgraded in recent years with new bathroom and kitchen which opens onto the conservatory/dining room. Delightful spacious lounge with bespoke shelving and storage either side of the open fire surround. Two double bedrooms and third small bedroom/study to the first floor. Superbly landscaped tiered rear garden with two paved patio areas and attractive planted beds adjacent to the lawned area. Brentwood High Street with a wide variety of shops, restaurants and bars is nearby. EPC E.



#### Hall

UPVC double glazed entrance door, stairs leading to first floor with spindle balustrade and under stairs storage. Doors to;

#### Bathroom

Close coupled WC, vanity wash hand basin with storage below, bath with fixed rain water shower head above, separate shower attachment and glazed shower screen. Inset storage cupboard, tiling to walls, radiator and window to side.

Lounge 23' 3" x 9' 8" > 8' x 8" (7.08m x 2.94m > 2.64m)

Attractive spacious room with bespoke built in shelving and storage cupboard either side of chimney breast. Cast iron fire surround with tiled insert and slate hearth. Two radiators, window to front, double doors to;

Kitchen 14' 8" x 6' 7" > 5' 7" (4.47m x 2.01m > 1.70m)

Cream panelled base, wall and drawer units with laminate work surfaces and tiled splash backs. Integrated fridge and freezer. Built in Zanussi electric oven, Zanussi induction hob and Zanussi cooker hood above. Space for washing machine and integrated dishwasher.

Single drainer stainless steel sink with mixer tap, window and door overlooking and leading to conservatory/dining room.

Conservatory 11' 7" x 8' 5" (3.53m x 2.56m)

A very useful addition to the property and used as a dining room by the current owners with double glazed windows to side and rear and glazed double doors to the attractively landscaped rear garden. Wall lights.

#### First Floor Landing

Access to loft, doors to;

Bedroom One 15' 1" to rear of shelving max x 10' 2" to front of wardrobes (4.59m x 3.10m)

Spacious double bedroom with a good range of built in wardrobes with adjacent shelving unit and storage below, coving to ceiling, radiator, windows to front.

Bedroom Two 10' 8" x 9' 1" (3.25m x 2.77m)

Pleasant double bedroom with radiator, coving to ceiling, window to rear.

Bedroom Three/Study 7' 8" x 5' 6" (2.34m x 1.68m)

Used as a study by the current owners with radiator, coving to ceiling, window to rear.

#### Externally

Parking for one car on the block paved driveway with adjacent attractive plants and shrub beds, steps leading to entrance door, gated side access leading to;

#### Rear Garden

Tiered garden commencing with paved patio, and adjacent lawned area with attractive shrub and flower beds. Steps to middle terrace again with lawned area and shed to remain. Further steps lead to rear seating area and a further shed to remain.







**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	53	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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