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High Street, Brentwood



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**Guide Price £375,000 -
£395,000**

Exceptionally well presented, modern and charming two bedroom end terrace character cottage. Situated in a prime location, which is within 0.4 miles from Brentwood mainline station and 0.1 miles to the High Street. Accommodation comprises; entrance porch, lounge/diner and kitchen with integrated appliances. Two bedrooms and modern shower room. Extremely well insulated and under floor heating throughout with each room being individually controlled. Attractive decked courtyard style garden and paved front garden providing off street parking. No onward chain. EPC D.



Entrance porch

Door to front, tiled flooring, radiator and door to;

Lounge/Diner 13' 0" x 10' 0" (3.96m x 3.05m)

Spacious room with built in storage, window to front and tiled flooring with under floor heating. Stairs to first floor and open to;

Kitchen 10' 0" x 5' 0" (3.05m x 1.52m)

Range of wall and base units with laminate work surfaces. Stainless steel sink with drainer and mixer tap. Integrated oven and hob with extractor hood above, integrated dish washer, washing machine and fridge freezer. Tiled flooring with under floor heating, window to rear and door leading to rear garden.

First Floor Landing

Access to loft with large storage space, doors to;

Bedroom One 10' 0" x 8' 3" (3.05m x 2.51m)

Double bedroom with wood style flooring and under floor heating. Window to front.

Bedroom Two 12' 1" x 5' 1" x 8' 3" x 5' 0" (3.68m x 2.51m)

L shaped room with wood style flooring and under floor heating. Windows to rear.

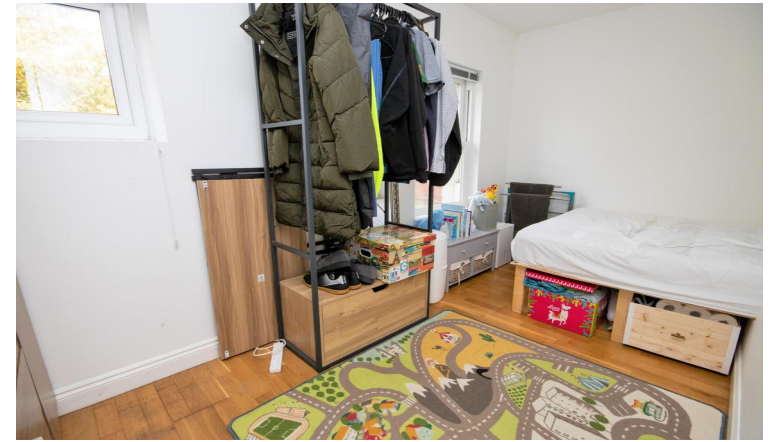
Shower Room

Pedestal wash hand basin with chrome mixer tap and storage beneath. WC, shower cubicle with wall mounted shower, chrome heated towel rail, extractor fan, tiled floor with under floor heating and Velux window.

Externally

To the front there is a paved driveway providing off street parking for one car. The rear garden is decked with walled borders and gate for side access.





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PROPERTIES

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

148 Hutton Road
Shenfield
Essex CM15 8NL

01277 225191
admin@wnproperties.co.uk
wnproperties.co.uk



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