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La Plata Grove, Brentwood



La Plata Grove Brentwood

£624,995

Situated in this quiet cul de sac position within a quarter of a mile of Brentwood's vibrant High Street is this much improved three bedroom semi detached family home. The property offers a separate lounge and re-fitted kitchen/dining room that overlooks a good size rear garden that backs onto La Plata Woods. There is also a ground floor cloakroom and utility room with adjacent boot room and fitted larder cupboard. On the first floor, there are three double bedrooms and a refitted luxurious bathroom. A charcoal coloured block paved driveway provides off street parking with preparation for EV point and adjacent shared driveway leading to garage. Brentwood mainline railway station is approximately 0.6 miles providing services to London Liverpool Street and the Elizabeth Line that, when complete, will provide services to the West End and Heathrow airport beyond. The property has been tastefully decorated with underfloor heating throughout and Cat 6 network cabling to all rooms. Double glazed with Crittall style aluminium framed windows. (EPC E)



Entrance Hall

Panelled entrance door with frosted glazed insert. Window to side aspect, stairs rising to first floor, cornice to ceiling and ceiling rose. Open-plan access to utility/boot room area. Underfloor heating and panelled doors to;

Cloakroom

L-shaped room with back to wall WC and rectangular shaped wash hand basin set

on fitted cupboard and drawers. Metro style tiled splashback and tiled floor with underfloor heating.

Lounge 12' 11" into bay x 11' 5" (3.93m x 3.48m)

Bay window to front aspect. Engineered oak flooring with underfloor heating. Cornice to ceiling and ceiling rose.

Kitchen/Diner 12' 11" x 12' 0" (3.93m x 3.65m)

Attractively fitted with Reed Green fronted base and wall mounted cupboards complimented by marble style quartz work surfaces, gold/brass coloured handles and engineered oak flooring with underfloor heating. AEG oven, combination microwave and integrated dishwasher. Integrated fridge/freezer, cornice to ceiling and ceiling rose. Windows and door to rear garden.

Utility Room 10' 4" x 8' 3" Max. (3.15m x 2.51m)

Stainless steel sink, fitted cupboards and space for washing machine. Window to side aspect, engineered oak floor with underfloor heating and open access to boot room/rear lobby with coat hanging area and fitted boot cupboard. Door leading to rear garden. Larder cupboard with fitted shelves and storage.

First Floor Landing

Cornice to ceiling and ceiling rose. Window to side aspect, access to loft and doors to:

Bedroom 1 12' 10" x 12' 1" (3.91m x 3.68m)

Cornice and ceiling rose to ceiling. Underfloor heating and window to rear.



Bedroom 2 12' 10" x 9' 11" (3.91m x 3.02m)

Cornice and ceiling rose to ceiling. Underfloor heating and window to front.

Bedroom 3 10' 3" x 8' 4" (3.12m x 2.54m)

Cornice and ceiling rose to ceiling. Underfloor heating and window to rear.

Bathroom

Wall mounted wash hand basin with fitted drawers beneath, back to wall WC and shower/bath with fitted screen and overhead shower. Tiled floor with underfloor heating and metro tiling to walls. Fitted black heated towel rail and window to front aspect. Cornice to ceiling.

Externally 138' (42.03m) *Rear Garden*

The front garden has a charcoal coloured block paved driveway for off-street parking with provision for electric car point. Adjacent shared driveway to garage with side gate to the rear garden. The rear garden commences with a split level deck leading to a large expanse of lawn backing onto La Plata Woods and garden shed situated at the rear of the garage.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			86
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Ground Floor

First Floor

APPROX INTERNAL FLOOR AREA 97 SQ M (1050 SQ FT)

This floorplan is for illustrative purposes only and is **NOT TO SCALE**
All measurements are approximate **NOT** to be used for valuation purposes
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