



Cornsland Brentwood



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Offers in Excess of £750,000

A unique period duplex apartment converted from this Victorian mansion located in this superb luxurious private road which is convenient for Shenfield Common, Brentwood School and the mainline railway station. The accommodation is set out over two levels and comprises 1891.8 sq ft (175.8m²) which has been luxuriously appointed while preserving many original features. The high specification now includes a Lutron style lighting system, anthracite period style radiators and a luxuriously appointed kitchen with large island and Siemens appliances. The accommodation comprises a large entrance vestibule leading to the first floor with large open-plan lounge, diner and kitchen, impressive master bedroom and luxury shower room, cloakroom, two further second floor bedrooms, bathroom and laundry cupboard. Rako lighting system operated via smartphone App using Wi-Fi. Heating and hot water also operated via smartphone Salus App. The property also benefits from a double garage located at the end of a shared drive. EPC E.



Entrance Lobby 24' 4" x 8' 2" > 3' 8"
(7.41m x 2.49m > 1.15m)

Character entrance with part vaulted ceiling with glazed sky lights, part quarry tiled floor and leaded light windows to either side with coloured glass bulls eye inserts. Stairs rise to the first floor with coloured glass sash window to front and skirting lights.

First Floor Reception Hall 13' 0" x 7' 11"
(3.96m x 2.41m) *plus stair recess.*

Stairs continue to the second floor with skirting spot lights and feature arched window to front. Fitted meter and fuse box cupboard. Victorian style panelled doors to;

Cloakroom

Two piece white suite, window to side, tiled floor and half tiled walls.

Lounge/Diner/Kitchen 37' 9" x 14' 8"
(11.50m x 4.47m) *into bay window.*

A superb dual aspect room with wide splay bay window to rear and fitted wooden shutters. Feature period fire surround with wood-burner and slate hearth. Lutron style lighting system with LED spotlights to ceiling and wall mounted control unit. Space for dining room table and chairs and open plan access to: Kitchen Area - luxuriously appointed with handleless gloss fronted units comprising; fitted floor to ceiling cupboards housing Siemens oven, microwave and warming drawer. Integrated larder refrigerator, pull out larder cupboard and magic corner storage. Further base units with stone work surfaces and inset twin stainless steel sink with Quooker rapid boiler tap, integrated freezer and dishwasher. Large granite island with cupboards, wine cooler and induction hob with Gorenge tubular extractor above with fitted spot lights. Two sash windows to front with fitted shutters. Wood flooring extending throughout the entire room.

Bedroom 1 18' 8" x 14' 6" (5.69m x 4.42m)

A large imposing room with wood panelled wall and period style feature fire surround. Two sash windows to rear aspect with fitted window blinds. Lutron style lighting system.



Shower Room

Luxuriously appointed with a large walk in shower, circular 'Fired Earth' wash hand basin set on glass topped wooden floating cabinet with drawers, shelf and counter mounted mixer tap. Suspended WC. with recessed shelf above. Quality featured tiling to walls and floor. Window to front aspect.

Second Floor Landing

Recessed fitted drawers to eaves, window to side aspect, twin door laundry cupboard with space for washing machine and tumble dryer, eaves cupboard and doors to;

Bedroom 2 15' 8" x 14' 8" (4.77m x 4.47m)

Double glazed window to rear with fitted shutters. Feature fire surround and adjacent eaves cupboard.

Bedroom 3 14' 4" into door recess x 9' 6" (4.37m x 2.89m)

Two windows to front aspect with fitted shutters.

Bathroom

Four piece suite including corner shower cubicle, panel enclosed bath with central mixer tap and hand shower. WC. and rectangular shaped wash hand basin set in grey coloured wooden cabinet. Part tiled walls and splashbacks in metro style green ceramics and Victorian style tiled floor. Heated towel rail and extractor fan.

Agents Note

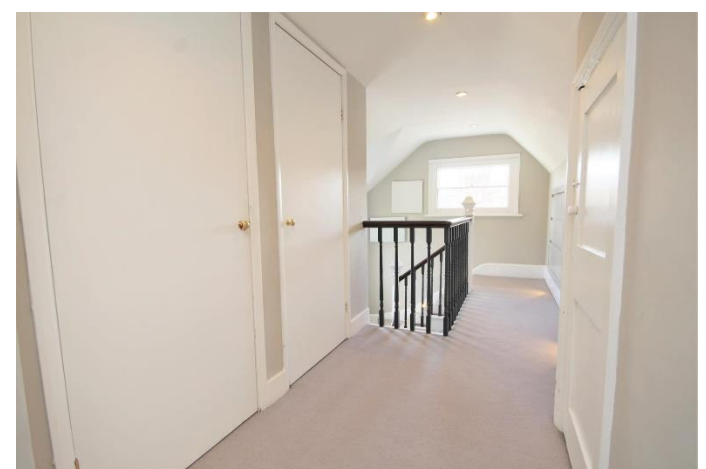
Service Charge: £35 per annum

Ground Rent: £100 per annum

Lease: 107 Years remaining









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

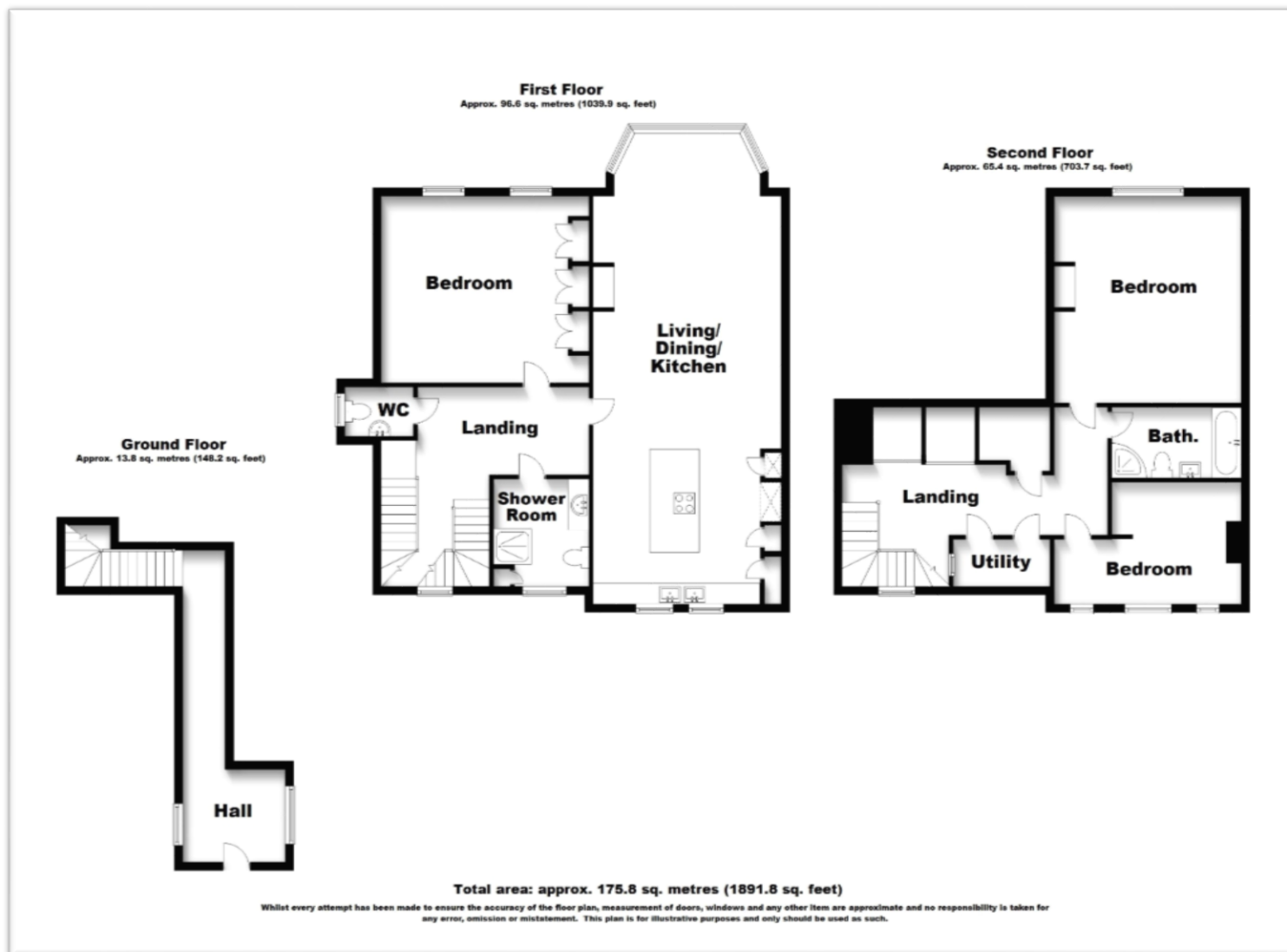
Council Tax band E

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