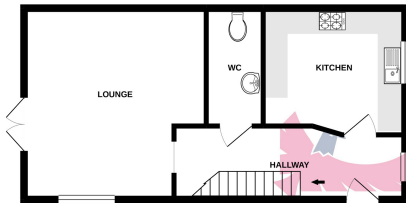
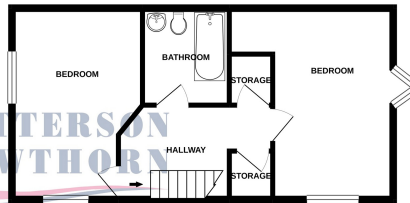


GROUND FLOOR
444 sq. ft. (41.3 sq. m.) approx.



1ST FLOOR
447 sq. ft. (41.5 sq. m.) approx.




TOTAL FLOOR AREA - 891 sq. ft. (82.8 sq. m.) approx.


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with MetreX 11/2019



Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 to 100) A | | |
| (81 to 91) B | 88 | 88 |
| (69 to 80) C | | |
| (55 to 68) D | | |
| (39 to 54) E | | |
| (21 to 38) F | | |
| (1 to 20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Wales & N.Ireland | EU Directive 2002/91/EC |  |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|--|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 to 100) A | | |
| (81 to 91) B | 91 | 91 |
| (69 to 80) C | | |
| (55 to 68) D | | |
| (39 to 54) E | | |
| (21 to 38) F | | |
| (1 to 20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England, Wales & N.Ireland | EU Directive 2002/91/EC |  |

Little Highwood Way, Brentwood Offers in Excess of £400,000

- END OF TERRACE HOUSE
- TWO DOUBLE BEDROOMS
- IMMACULATE THROUGHOUT
- GROUND FLOOR WC
- DESIRABLE DEVELOPMENT
- CLOSE TO BRENTWOOD TOWN CENTRE
- 2 ALLOCATED PARKING SPACES
- IDEAL FIRST TIME BUY



Appointments to view and offers to purchase must be made through Patterson Hawthorn. These particulars are produced for guidance only and do not form any part of an offer or Contract. These particulars, whilst believed to be accurate are to be used for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Patterson Hawthorn has the authority to make or give any representation or warranty in respect of the property. Patterson Hawthorn have not tested any services or appliances in the property, prospective purchasers should satisfy themselves with regard to the working order of these.



GROUND FLOOR

Front Entrance

Via composite door into:

Hallway

Double glazed windows to front and side, radiator, under-stairs storage cupboard, wood grain effect laminate flooring, stairs to first floor.

Kitchen

3.37m x 2.85m (11' 1" x 9' 4") Double glazed windows to side, range of matching wall and base units, laminate work surfaces, inset sink and drainer with chrome mixer tap, integrated oven, four ringed gas hob, extractor hood, integrated fridge, integrated freezer, integrated washing machine, integrated dishwasher, tiled splash backs, radiator, tiled flooring.

Ground Floor WC

Comprising low level flush WC, hand wash basin with chrome waterfall mixer tap, radiator, tiled splash backs, tile effect vinyl flooring.

Lounge

4.52m x 4.11m (14' 10" x 13' 6") > 3.64m (11' 11") Double glazed windows to front, radiator, wood grain effect laminate flooring, uPVC framed double doors opening to rear garden.



FIRST FLOOR

Landing

Double glazed window to front, two built in storage cupboards, radiator, fitted carpet.

Bedroom One

4.51m x 3.28m (14' 10" x 10' 9") > 2.0m (6' 7") Inset spotlights to ceiling, double glazed windows to front and side, radiator, built in office desk, radiator, fitted carpet.

Bedroom Two

5.41m x 3.11m (17' 9" x 10' 2") Inset spotlights to ceiling, double glazed windows to front and side, radiator, fitted carpet.

Bathroom

2.3m x 2.06m (7' 7" x 6' 9") Panelled bath with shower, low level flush WC, hand wash basin with chrome waterfall mixer tap, radiator, tiled splash backs, tiled flooring.

EXTERIOR

Rear Garden

Approximately 28ft x 20ft > 12ft - Part patio and part laid to lawn with timber shed, access to front via timber gate.

Front Exterior

Laid to lawn with paved pathway and two allocated parking spaces.

