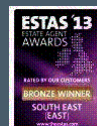




## Western Avenue, Brentwood, Essex, CM14 4XS

£750,000



Situated in the heart of Brentwood, this spacious four-bedroom detached house boasts an extremely large rear garden. The property is perfect for a family, featuring three reception rooms, a modern kitchen breakfast room that overlooks the garden, a conservatory, and an en-suite master bedroom, as well as a large bathroom. Additional highlights include air conditioning, a large driveway that provides off-street parking for several vehicles, and a garage. The location couldn't be more convenient, with the bustling High Street just under half a mile away, offering an array of shops, bars, and restaurants. Major road (M25/A12) and rail links are easily accessible, with Brentwood mainline station less than a mile away. Additionally, the area is home to several highly regarded schools, leisure facilities, and country parks.

- **PRIME LOCATION WITHIN EASY REACH OF THE HIGH STREET AND STATION**
- **LARGE FAMILY BATHROOM AND AN EN-SUITE SHOWER ROOM**
- **FITTED WITH AIR CONDITIONING**
- **EXPANSIVE REAR GARDEN THAT IS IDEAL FOR A FAMILY**
- **LARGE DRIVEWAY PROVIDING LOTS OF OFF STREET PARKING**
- **SPACIOUS LAYOUT WITH THREE RECEPTIONS ROOMS AND A CONSERVATORY**



# Ground Floor

## Entrance

An entrance door with double glazed inserts opens onto:

## Entrance Hallway

Coved cornice to the ceiling, radiator, doors leading to living room, study and ground floor bathroom.

## Living Room



7.46m x 3.65m (24' 6" x 12' 0")

A spacious reception room which draws light from a double glazed window to the front elevation and a further double glazed sliding door that opens onto the conservatory. There are two radiators, a staircase that rises to the first floor and coved cornice to the ceiling.

## Study / Office



3.85m x 3.34m (12' 8" x 10' 11")

Double glazed window to the side elevation, door leading to kitchen breakfast room and French doors opening onto:

# Dining Room



3.88m x 3.66m (12' 9" x 12' 0")

Double glazed window facing the front elevation with radiator set beneath and coved cornice to the ceiling.

## Kitchen / Breakfast Room



4.49m x 5.07m (14' 9" x 16' 8") maximum

The kitchen/breakfast room is L-shaped and is fitted with an extensive range of wood panelled units to both base and eye levels, there is a butler style sink inset into the work surface which wraps around two sides. Integrated appliances include a fridge/freezer, washing machine and dishwasher, there is also a double oven and an induction hob. Door leads through to:

**Conservatory**



4.63m x 2.70m (15' 2" x 8' 10")  
Double glazed windows to the side and rear elevations, tiled floor and an air conditioning unit.

**Bathroom**



4.07m x 1.66m (13' 4" x 5' 5")  
A tastefully appointed bathroom which has been fitted with a large walk in shower enclosure, a panelled bath, a vanity wash hand basin and a close coupled WC. The walls and floors are fully tiled, there is recessed spotlighting, an extractor fan and a radiator.

**First Floor**

**Landing**

Doors to all bedrooms.

**Bedroom One**



3.14m x 4.33m (10' 4" x 14' 2")  
Double glazed window facing the front elevation with radiator set beneath, fitted air conditioning unit and door leading to:

**En Suite Shower Room**



1.88m x 1.37m (6' 2" x 4' 6")  
Shower room has been fitted in a three piece suite which comprises a walk in shower enclosure with glazed screens, a vanity wash hand basin and a close coupled WC. There is a heated towel rail, and the walls and floors are fully tiled.

**Bedroom Two**



3.74m x 3.19m (12' 3" x 10' 6")

Double glazed window facing the front elevation with radiator set beneath, wall mounted air conditioning unit.

**Bedroom Three**



3.01m x 2.06m (9' 11" x 6' 9")  
Two double glazed windows to the rear elevation, a radiator and a wall mounted air conditioning unit.

**Bedroom Four**



3.17m x 2.06m (10' 5" x 6' 9")  
Two double glazed windows to the rear elevation and a radiator.

**Exterior**

**Front**

There is a large driveway to the front of the property with off street parking for several vehicles which leads to a carport and a garage beyond.

**Garage**

7.04m x 2.77m (23' 1" x 9' 1")  
Double glazed windows to the side elevation.

**Rear Garden**



The property benefits from a large rear garden which is ideal for a family, it commences with a large paved patio area with space for outdoor dining and the remainder is laid to lawn with well kept shrub borders.

**PROPERTY MISDESCRIPTIONS ACT 1991**

The Agents not tested any apparatus, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Adviser. References to the Tenure of the property are based on information supplied by the Vendor. The agent has not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.