



Kensington Way, Brentwood, Essex, CM14 4RL £450,000



*** Guide Price £450,000 to £475,000*** Located in the sought after Highwood hospital development this immaculately presented two bedroom home comprising of an open plan lounge, kitchen and diner to the ground floor with vaulted ceilings and sash windows. There is a stunning galleried landing to the first floor that over looks the lounge and full height ceiling giving access to two good sized bedrooms with wooden beams and a modern bathroom. To the front of the property is allocated parking for two vehicles and the communal grounds are well maintained and include a children's playground. Brentwood high street is just a short walk away as is the mainline railway station. There are also excellent road links to the M25 and A12.

- **GUIDE PRICE**
£450,000 - £475,000
- **GALLERIED LANDING**
- **TWO ALLOCATED PARKING SPACES**
- **VAULTED CEILINGS**
- **ON SITE GP PRACTISE**
- **TWO BEDROOMS**
- **OPEN PLAN KITCHEN / LOUNGE**
- **UNIQUE DEVELOPMENT**
- **DOWNSTAIRS WC**
- **FREEHOLD PROPERTY**

Ground Floor

Hall



1.60m x 1.30m (5' 3" x 4' 3") Inner hallway with wood effect flooring, space for shoe and coat storage. Door leading to w/c and lounge.

WC



Low level WC, vanity sink unit with additional cupboard space below and complementary tiling to walls and floor.

Living Room / Dining Room



6.70m x 5.10m (22' 0" x 16' 9") Bright and spacious room open plan to kitchen with stairs to first floor and vaulted high ceiling.

Kitchen



4.21m x 2.60m (13' 10" x 8' 6") Open plan to lounge has a comprehensive range of wall and base level units. Wooden work surfaces with inset sink drainer unit. Several integrated appliances including fridge freezer, washing machine, dishwasher and built in oven and hob with extractor over. Inset spot lighting and tiling to floor.

First Floor

Landing



Very bright and spacious galleried landing with vaulted ceiling and doors leading to accommodation. This is a very attractive and unique feature of this property.

Master Bedroom



4.14m x 3.70m (13' 7" x 12' 2") Two Large windows to rear aspect with inset recess for wardrobe or work station and space for bedroom furniture.

Bedroom Two



4.16m x 4.08m (13' 8" x 13' 5") Dual aspect windows to

rear and side, with spacious vaulted ceiling and space for bedroom furniture.

Bathroom



2.56m x 2.18m (8' 5" x 7' 2") Bright and spacious bathroom with two opaque windows to front aspect. Suite comprises of panel bath with shower and screen. Wall mounted hand wash basin, low level WC and complementary tiling to floor and walls. Chrome heated towel radiator.

Externally

Own private gate and two allocated off street parking bays in front.

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. Refernces 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.