



Weald Road, Brentwood, Essex, CM14 4TN
£1,250,000



****GUIDE PRICE £1,250,000 - £1,300,000**** Occupying an elevated position with far reaching views over open countryside and the London skyline beyond is this beautiful six bedroom Edwardian home which has spacious accommodation that is ideal for families. An extension at the rear and side of the property has created a large open plan kitchen, dining, living room that is filled with natural light and has direct access onto the garden at the rear and a private outside dining area to the front. There are two formal reception rooms, each with beautiful period details and two luxuriously appointed family bathrooms. Brentwood's High Street is just a short walk away and the mainline railway station with frequent service to London Liverpool Street is just 0.7 miles away

- **BEAUTIFUL PERIOD HOME LOCATED IN A CENTRAL POSITION THAT IS WITHIN WALKING DISTANCE OF BRENTWOOD HIGH STREET AND STATION**
- **SPACIOUS LIVING ACCOMODATION THROUGHOUT WITH BEAUTIFUL HIGH CEILINGS AND PERIOD DETAILS**
- **CONTEMPORARY OPEN PLAN KITCHEN DINING LIVING AREA WITH VAULTED CEILING**
- **PRIVATE REAR GARDEN WITH LARGE TERRACE AND SECLUDED DECKING AREA TO THE FRONT OF THE PROPERT FOR OUTSIDE DINING**



Ground Floor

Entrance

Steps lead up to an elevated entrance with Victorian style tiles and a wood panelled entrance door that has glazed panels and opens onto:-

Entrance Hallway



4.49m x 2.72m (14' 9" x 8' 11") A spacious entrance hallway, which has a staircase that turns and rises to the first floor landing, and beautiful Victorian style tiled floors run throughout. There are beautiful high ceilings which measure 3.09m (10' 2") which feature throughout the entire ground floor, a period style radiator, cornice to the ceiling and ceiling rose.

Living Room



Situated at the front of the property with far reaching views over the countryside and London skyline beyond, this formal reception room draws light from a wide bay window and has a beautiful marble fireplace which forms the central feature of the room. There are wooden floors, cornice to the ceiling and a picture rail.

Sitting Room



5.40m x 4.29m (17' 9" x 14' 1") Overlooking the rear garden this second reception room has a full height bay window with french doors that provide direct access onto the rear patio. The central feature of the room is a cast iron fireplace which has a stone hearth and a tiled insert. There is a central ceiling rose, cornice to the ceiling, a picture rail and wooden floors.

Open Plan Kitchen/Dining/Living



7.65m x 7.41m (25' 1" x 24' 4") This is a stunning open plan space situated at the rear of the property

which is filled with natural light from a vaulted ceiling with high level skylight windows, and French doors that face the front and rear aspects. The kitchen itself is fitted in a range of contemporary high gloss units with granite work surfaces which wrap around two sides and also feature a central island unit. In the Living area is a modern gas fire which has space to accommodate a TV installation above. Toward the front of the property a raised decking area is accessed from this open plan space and provides a unique private setting for outside dining.

Utility Room

2.90m x 1.84m (9' 6" x 6' 0") Double glazed window facing the front elevation. The utility room has an integrated fridge freezer, space and plumbing for a washing machine and tumble dryer as well as fitted units to both base and eye levels with black roll top work surfaces. There is tiled flooring and a radiator.

WC

Fitted in a period style two piece suite which comprises of a low flush WC and a wall mounted wash basin. There are tiled floors and tiled walls to a half height. Underfloor heating. Recessed spot lighting and extractor fan.

First Floor

Landing



The first floor landing has a staircase which turns and rises to the second floor.

Master Bedroom



4.96m x 4.30m (16' 3" x 14' 1") Situated at the front of the property this beautiful room draws light from a walk in bay window which faces the front aspect and has far reaching views over the countryside and the London skyline beyond. There is also an original cast iron fireplace with a tiled insert, cornice to the ceiling with a picture rail.

Bedroom Two



4.32m x 4.42m (14' 2" x 14' 6") Situated at the rear of the property a window overlooks the garden. There is a cornice to the ceiling as well as a ceiling rose and a picture rail. To one corner of the room is an original cupboard and there is also an original fire place which has a cast iron surround and a tiled insert and hearth.

Bedroom Three

3.80m x 3.50m (12' 6" x 11' 6") A window overlooks the rear garden. Storage cupboard houses wall mounted gas boiler. Original fireplace with cast iron surround and tiled fascia.

Bedroom Four



1.85m x 3.32m (6' 1" x 10' 11") A useful room which could also make a first floor study, light is drawn from a window facing the front elevation. A built in storage cupboard has two clothes rails and shelving.

Family Bathroom

2.30m x 2.69m (7' 7" x 8' 10") This is fitted in a five piece suite comprising of a free standing roll top bath with a separate hand held shower attachment and centrally mounted hot and cold mixer taps. There is a low flush WC, a walk in shower enclosure with glazed screen and a wooden wash stand with granite counter top and wash hand basin with wall mounted mixer taps. There is underfloor heating, tiled floors and part tiled walls as well as recess spotlighting and two windows to the side.

Second Floor

Bedroom Five

4.00m x 4.47m (13' 1" x 14' 8") Window facing the front elevation with far reaching views. Feature cast iron fireplace.

Bedroom Six

6.48m x 2.97m (21' 3" x 9' 9") Double glazed window overlooking the rear elevation. Original cast iron fireplace.

Second Floor Bathroom

2.54m x 2.47m (8' 4" x 8' 1") Fitted in a three piece suite which comprises of a concealed cistern WC with a chrome flush plate, walk in shower enclosure with rainfall shower head and separate hand held shower attachment and wall mounted temperature

and pressure controls. There is also a wash stand with counter top sink and wall mounted hot and cold mixer taps. Drawer units beneath. Recess spotlighting. The walls and floors are fully tiled in marble and there is underfloor heating. Extractor Fan.

Exterior

Rear Garden



The rear garden has been landscaped and features a wide paved patio terrace which stretches the width of the property and steps lead up to the remainder of the garden which is laid to lawn with a further terrace conveniently positioned at the rear of the garden to catch the evening sun. The borders have been planted with a selection of shrubs and the garden has a private aspect being well screened on the boundaries.

Front Garden

The property occupies a private elevated position and benefits from beautiful far reaching views over countryside and toward the London skyline. There is an independent driveway which provides off street parking and there is additional parking outside the house.

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.