

3 Bed Semi-Detached In Cherry Avenue , Brentwood, CM13 2DY £460,000





## SHORT DESCRIPTION

Property Ref: 15065 THREE BEDROOM SEMI DETACHED HOUSE... PRIVATE DRIVEWAY... Situated on the popular Cherry Avenue in Brentwood . Great location for Brentwood town centre, train station and close to local schools and country parks. 2 double bedrooms and 1 smaller bedroom with built in storage space. Private driveway with ample on street parking. Separate kitchen and dining room. Generous living room. Very light house, retains heat, always warm! Back garden. Good bus links and ideally situated for access to A127, M25, etc. Entrance Hall - With carpeted floor covering and under stair storage. Lounge - With carpeted floor covering and fire surround. Stairs & Landing - With carpeted floor covering, airing cupboard and loft access with built in ladder (loft floor boarded). Master bedroom - With carpeted floor covering. Bedroom two - With carpeted floor covering. Bedroom three - Inbuilt wardrobe and carpeted floor covering. Bathroom -- Suite comprising WC, wash hand basin, bidet and large walk-in shower and tiled splash backs. Gardens: To the front of the property there is a private driveway leading to the sideway with small borders with holly hedge, plants and shrubs. To the rear of the property there is a large garden with 2 patios, several sheds (one containing WC and basin) and a covered outdoor cooking area. Property Type: Semi-detached Full selling price: £460000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: C EPC rating: D Measurement:914.932 sq.ft. Outside Space: Rear Garden Parking: Driveway, Off street Heating Type: Double Glazing, Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----

3

Bed Room(s)

1

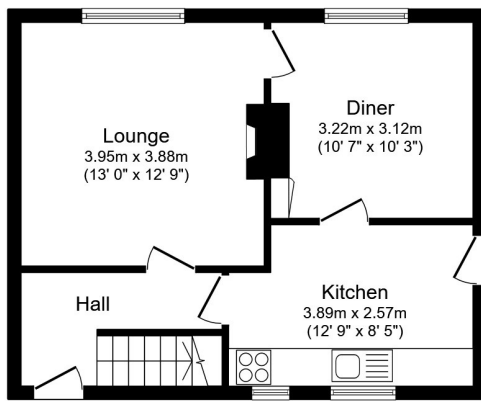
Bath Room(s)

2

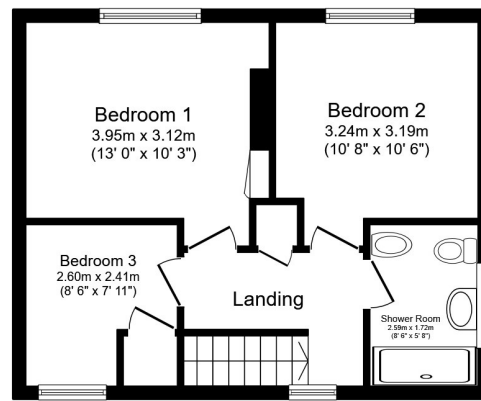
Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



**Ground Floor**



**First Floor**

Total floor area 83.3 sq.m. (896 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Semi-detached house
Total floor area	85 square metres

### Rules on letting this property

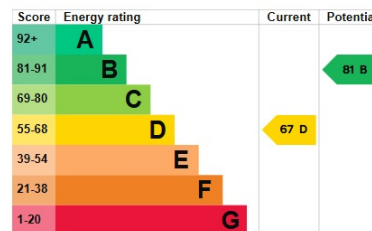
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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