



Beresfords

Guide Price £525,000 - £550,000

Freehold | 3 Bed | 1 Bath | House | Link Detached | Council Tax Band E | EPC C | Ref SHS260073

Brocksparkwood Brentwood CM13 2TJ

Situated in a sought-after leafy Hutton neighbourhood, this spacious three-bedroom family home offers well-proportioned accommodation throughout and is ideally positioned just 1.6 miles from the Station and High Street.

- No onward chain
- Spacious three-bedroom link-detached family home
- Popular and leafy Hutton location
- Bright and spacious living room overlooking the rear garden
- Two double bedrooms and one generous single bedroom
- Family bathroom and separate WC
- South facing rear garden with patio, lawn and mature shrub borders
- Off-street parking and garage to front
- Plans have been approved to extend
- Close to highly regarded schools including St Martin's School
- Approximately 1.6 miles to Shenfield Station and High Street
- Excellent transport links via Elizabeth Line, Liverpool Street services, A12 and M25



Scan the QR code for full details and key information on this property.





Beresfords - Shenfield Sales

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor

Approx. 49.7 sq. metres (535.0 sq. feet)



Total area: approx. 88.5 sq. metres (953.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Brocksparkwood

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