

Beresfords Est 1968



Beresfords

Asking Price £380,000

Freehold | 2 Bed | 2 Bath | House | End of Terrace | Council Tax Band C | EPC E | Ref BES260241

Clarence Road Pilgrims Hatch CM15 9PB

End-of-terrace home near Larchwood Primary School and Larkins Playing Fields, Benefitting from a conservatory, garage and off-street parking. Ideal for those looking to make a home their own as there is extension potential (STP). No Onward Chain.

- Extension potential (subject to planning)
- Driveway and garage
- Large garden
- Two double bedrooms
- Two bathrooms
- Close to Larchwood Primary School
- Easy access to Larkins playing fields
- 1.4 miles to Brentwood high street
- Ideal first time or family home
- No onward chain



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





Beresfords - Brentwood Sales

Beresfords Residential
77-79 High Street
Brentwood
Essex
CM14 4RR

T: 01277 231 515

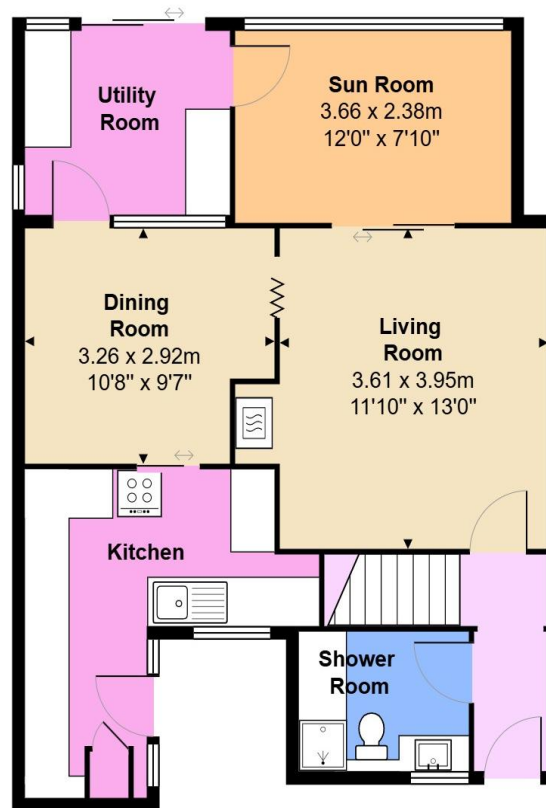
E: brentwoodsalesdept@beresfords.co.uk

www.beresfords.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

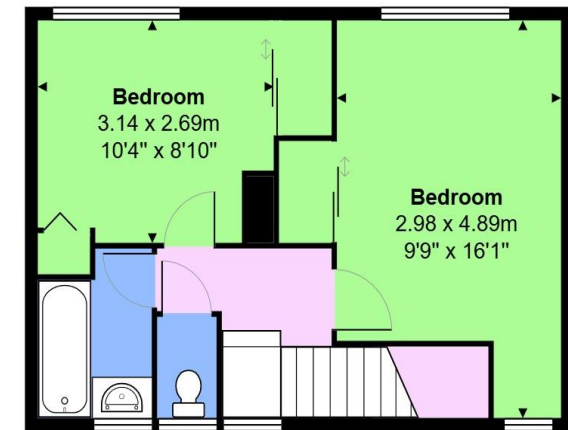
Ground Floor

Area: 59.5 m² ... 640 ft²



1st Floor

Area: 34.3 m² ... 369 ft²



AIW Energy Assessors Limited

Energy Performance Certificates · Floor Plans
T | 01545 445215 | 07814 268496 | E | ianwillson@hotmail.co.uk

Total Area: 93.7 m² ... 1009 ft²

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.

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