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**Spital Lane**  
Brentwood, ESSEX.

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# Spital Lane

## Brentwood Essex

### £550,000

- \*OFFERED WITH NO ONWARD CHAIN\*
- \*REAR GARDEN IN EXCESS OF 120'\*
- \*OPEN PLAN KITCHEN WITH BI FOLD DOORS\*
- \*1.1 MILES FROM BRENTWOOD HIGH STREET\*
- \*POPULAR WEST SIDE OF BRENTWOOD TOWN\*





### LOCATION & OVERVIEW :

'Spital Lane' is located on the popular West side of Brentwood Town some 1.1 miles from the vibrant high street with its array of shops, bars and restaurants. This charming property has undergone a major refurbishment to create this spacious and versatile accommodation. The property benefits from a rear garden in excess of 120', open plan kitchen and is offered with no onward chain. Internal viewing is recommended.

### MAIN ACCOMMODATION :

Entrance via part glazed door to lounge.

### LOUNGE :

17'5" x 11'4" (5.3m x 3.45m) Double glazed window to front elevation. Recess ceiling lights. Radiator. Wood effect floor. Open plan to kitchen/breakfast room.

### KITCHEN/BREAKFAST ROOM :

22'5" x 13'1" (6.83m x 4m) Double glazed windows to dual elevation. Bifold doors leading to rear garden. Recess ceiling lights. Fitted with a range of eye and base level units with contrasting work surface and upstand. Inset one bowl sink unit with mixer tap. Integrated appliances include four ring electric hob with extractor hood above, eye level oven, fridge and freezer and dishwasher. Radiator. Wood effect floor.

### REAR LOBBY :

Staircase ascending to first floor.

### UTILITY ROOM :

8'9" x 6'4" (2.67m x 1.93m) Double glazed obscure window to side elevation. Recess ceiling lights. Provision for washing machine, tumble dryer, low level WC and vanity mounted wash hand basin with storage below. Wood effect floor.

### First Floor

### FIRST FLOOR LANDING :

Recess ceiling lights. Access to loft. Double storage cupboard.

### BEDROOM ONE :

11'1" x 10'6" (3.38m x 3.2m) Double glazed window to front elevation. Recess ceiling lights. Radiator.

### BEDROOM TWO :

13'2" x 14'3" (4.01m x 4.34m) (Maximum) Double glazed window to front elevation. Recess ceiling lights.

### BEDROOM THREE :

13'5" x 9'8" (4.1m x 2.95m) (Maximum) Double glazed window to rear elevation overlooking the rear garden. Recess ceiling lights. Radiator.

### FAMILY BATHROOM :

9' x 6'3" (2.74m x 1.9m) Double glazed obscure window to side elevation. Recess ceiling lights. Part tiling to walls. Suite comprises of panelled bath with shower above, vanity mounted wash hand basin and low level WC. Wall mounted heated towel rail. Tiled floor.

### Exterior

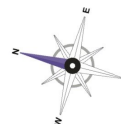
### REAR GARDEN :

The property features a rear garden which is in excess of 120'. Commences with a paved terrace with railway sleeper borders stepping up to the remainder which is laid to lawn with gate providing side access.



## FRONT ELEVATION :

Driveway. Neatly laid to shingle providing off street parking.



Approx. total  
floor area  
1,041 SQ.FT.  
96.79 SQ.M.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

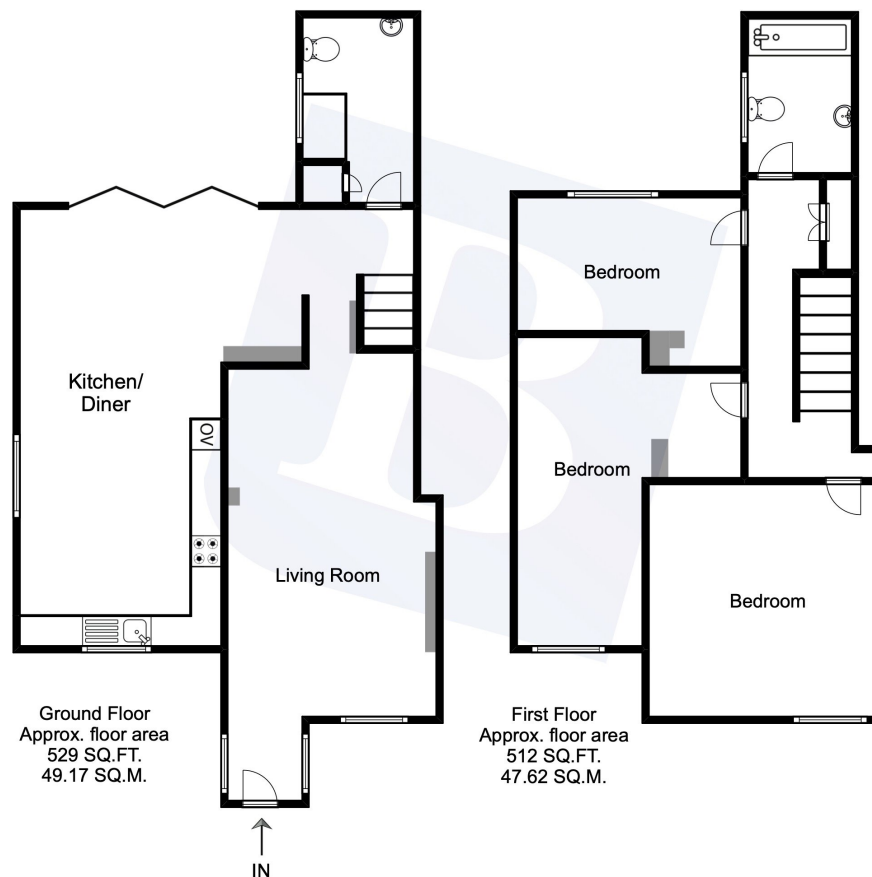
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### Disclaimer

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Buyers are strongly advised to take their own measurements and compass bearing.

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