



**Hillwood Grove, Brentwood, CM13 2PD**  
**£4,250**



Never judge a book by its cover this house has more than meets the eye with accommodation arranged over three floors. Recently extended and refurbished to a very high standard by a higher profile London based interior design company. The lower floor has an impressive home cinema, gymnasium, Pilates studio, snug, playroom, kitchen and a large living area. The ground floor accommodates a generous lounge, study, customise cloakroom, kitchen family room, utility, dining room and wine area. To the first floor the are five bedrooms - three of them having ensuite bathrooms and then an additional family or guest bathroom. Externally the driveway is accessed via electronically operated gate and serves the double garage. To the rear there is a landscaped garden.

- Accommodation arranged over three floors
- Home cinema
- Gym and Pilates studio
- The property is available to be sold as pictured with all furnishings
- Five double bedrooms
- Five reception rooms
- Landscaped rear garden

Ground Floor

Hallway 9'3 x 11'2 (2.82m x 3.40m)

Toilet 5'4 x 6'2 (1.63m x 1.88m)

Study 11'2 x 6'7 (3.40m x 2.01m)

Wine Store 7'3 x 14'2 (2.21m x 4.32m)

Kitchen 21'5" x 18'11" (6.53 x 5.77)

Utility room 5'2 x 9'5 (1.57m x 2.87m)

Living Room 12'6 x 22'8 (3.81m x 6.91m)

Dining Room 16'3 x 9'3 (4.95m x 2.82m)

Lower Floor

Hallway 17'3 x 22'8 (5.26m x 6.91m)

Home Theatre 17'3 x 22'8 (5.26m x 6.91m)

Gym 11'6 x 10'8 (3.51m x 3.25m)

Pilates Room 14' 10'3 (4.27m x 3.12m)

Snug 17'4 x 8'9 (5.28m x 2.67m)

Playroom 16'1 x 9 (4.90m x 2.74m)

Kitchen 9'0 x 9'8 (2.74m x 2.95m)

Living Room 19'4 x 9'5 (5.89m x 2.87m)

Shower Room 10' x 8 (3.05m x 2.44m)

Store 8' x 4' (2.44m x 1.22m)

First Floor

Master Bedroom 19'6" x 15'3" (5.94m x 4.65m)

Wardrobe 8'0" x 6'8" (2.44 x 2.05)

Ensuite Bathroom 8'0" x 9'2 (2.44m x 2.79m)

Bedroom 14'1 x 11'7 (4.29m x 3.53m)

Ensuite Bathroom 7'4" x 5'1" (2.24 x 1.57)

Bedroom 11'7 x 9'9 (3.53m x 2.97m)

Ensuite Bathroom 7'4 x 5'0 (2.24m x 1.52m)

Bedroom 16'3 x 11'6 (4.95m x 3.51m)

Bedroom 11'8" x 9'10" (3.56 x 3.02)

Guest Bathroom 11'7" x 10'9" (3.55 x 3.28)

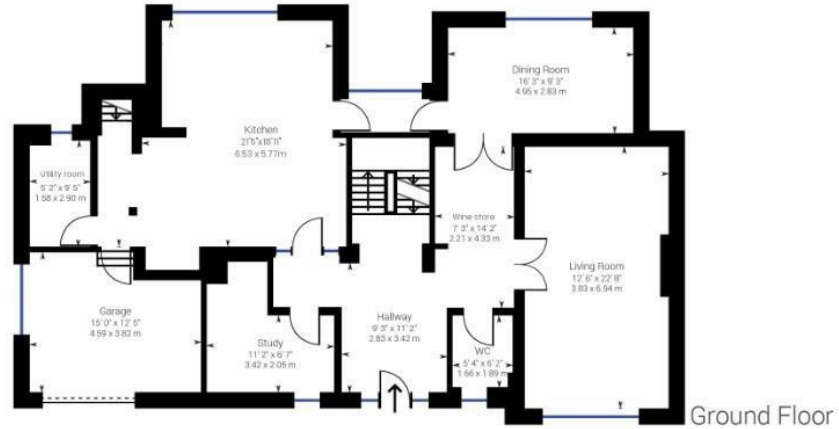
Exterior

Garage 15'0 x 12'5 (4.57m x 3.78m)

Drive behind electric gates

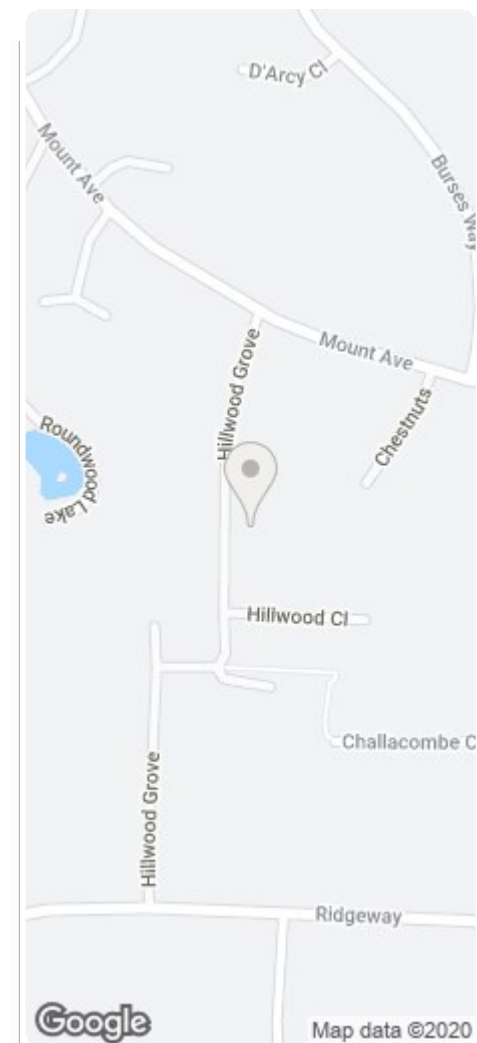
Landscaped rear garden





While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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**Energy Efficiency Rating**

Rating	Current	Potential
7 (Very energy efficient - lower running costs)	12.4%	18.4%
6	19.4%	24.4%
5	24.4%	29.4%
4	29.4%	34.4%
3	34.4%	39.4%
2	39.4%	44.4%
1 (Not energy efficient - higher running costs)	44.4%	49.4%

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
1 (Very environmentally friendly - lower CO <sub>2</sub> emissions)	12.4%	18.4%
2	19.4%	24.4%
3	24.4%	29.4%
4	29.4%	34.4%
5	34.4%	39.4%
6	39.4%	44.4%
7 (Not environmentally friendly - higher CO <sub>2</sub> emissions)	44.4%	49.4%



