



**Coxtie Green Road, Brentwood, CM14 5PT**  
**Price guide £700,000**

**Jenkins Property**

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# Jenkins Property

£700,000 - 725,000 Pilgrims Hatch, Brentwood, this delightful semi-detached house on Coxtie Green Road offers a perfect blend of comfort and convenience. With three spacious reception rooms, this property provides ample space for both relaxation and entertaining. The well-appointed living areas are designed to create a warm and inviting atmosphere, ideal for family gatherings or quiet evenings at home. In the grounds there is a delightful one bedroom annex and attached workshop.

The house boasts three good sized bedrooms, ensuring that there is plenty of room for family members or guests. Each bedroom is designed to be a peaceful retreat, allowing for restful nights and rejuvenating mornings. Additionally, the property features two modern bathrooms, providing convenience and privacy for all occupants. One bedroom is currently used as a dressing room.

For those with vehicles, the property offers parking for up to three cars, a valuable asset in this sought-after location. The outdoor space complements the interior, providing a pleasant area for outdoor activities or simply enjoying the fresh air.

This semi-detached house is not just a home; it is a lifestyle choice, situated in a friendly community with easy access to local amenities and transport links. Whether you are a growing family or looking for a spacious home to entertain, this property is sure to meet your needs. Do not miss the opportunity to make this lovely house your new home.

- Late 1700's cottage
- Impressive garden space open to farmland to rear
- Three bedrooms
- Delightful kitchen dining room
- Ample off road parking
- No onward chain
- One debroom annex in the grounds
- Three reception rooms
- Workshop

Hallway 11'3" x 4'8" (3.45 x 1.43)

WC 4'3" x 2'7" (1.30 x 0.79)

Sitting Room 11'3" x 12'11" (3.44 x 3.96)

Living Room 11'8" x 21'4" (3.58 x 6.51)

Kitchen Dining Room 17'6" x 16'5" (5.35 x 5.01)

Landing 8'3" x 2'11" (2.52 x 0.90)

Bedroom 11'3" x 12'10" (3.45 x 3.93)

Principal Bedroom 11'6" x 12'11" (3.53 x 3.95)

En-suite Bathroom 8'3"x 8'4" (2.52x 2.55)

Bedroom - walk in wardrobe 8'3" 7'6" (2.54 2.30)

Bathroom 7'7" x 4'3" (2.33 x 1.30)

Exterior

One bedroom annex

Bedroom 10'1" x 9'4" (3.08 x 2.85)

Bathroom 9'1" x 3'7" (2.78 x 1.10)

Attached workshop 20'0" x 8'8" (6.12 x 2.65)

Garden space 122 x 54 (37.19m x 16.46m)

Off road parking for several vehicles



**Ground Floor Building 1**

**Floor 1 Building 1**

**Ground Floor Building 2**

**Approximate total area<sup>(1)</sup>**  
1492 ft<sup>2</sup>  
138.7 m<sup>2</sup>

**Balconies and terraces**  
93 ft<sup>2</sup>  
8.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE 360**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
 A B C D E F G		 A B C D E F G	
<small>Best energy efficient - lower running costs</small> <small>EU Directive 2002/91/EC</small>		<small>Best environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>EU Directive 2002/91/EC</small>	

