



London Road, Brentwood, CM14 4NN  
Asking price £875,000

Jenkins Property

JP

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# Jenkins Property

Set on London Road in Brentwood, this charming four-bedroom house offers a perfect blend of comfort and modern living. With ample space for families or those seeking extra room for guests, this property is designed to cater to a variety of lifestyles.

As you enter, you are greeted by a warm and inviting atmosphere, with well-proportioned rooms that provide both functionality and style. The spacious living areas are perfect for entertaining or simply relaxing after a long day. The house features two well-appointed bathrooms, ensuring convenience for all residents and visitors alike.

The location on London Road is particularly advantageous, providing easy access to local amenities, schools, and transport links. Brentwood is known for its vibrant community and offers a range of shops, restaurants, and recreational facilities, making it an ideal place to call home.

- Deceptively spacious
- Four double bedrooms
- Detached
- Generous garden
- Five reception rooms

**Hallway 6'3" x 22'10" m (1.92 x 6.96 m)**

**Bathroom 10'10" x 3'11" (3.31 x 1.21)**

**Dining Room 10'11" x 18'11" m (3.33 x 5.78 m)**

**Bedroom 11'1" x 13'8" (3.39 x 4.19)**

**Living Room 16'2" x 21'7" m (4.95 x 6.58 m)**

**Bedroom 8'10" x 11'5" (2.71 x 3.49)**

**Kitchen 10'7" x 16'3" m (3.25 x 4.96 m)**

**Garage**

**Play Room 9'7" x 13'3" (2.94 x 4.04)**

**Office 9'3" x 10'3" (2.84 x 3.14)**

**Utility Room 8'7" x 8'10" (2.62 x 2.70)**

**Treatment Room 8'9" x 7'9" (2.69 x 2.37m)**

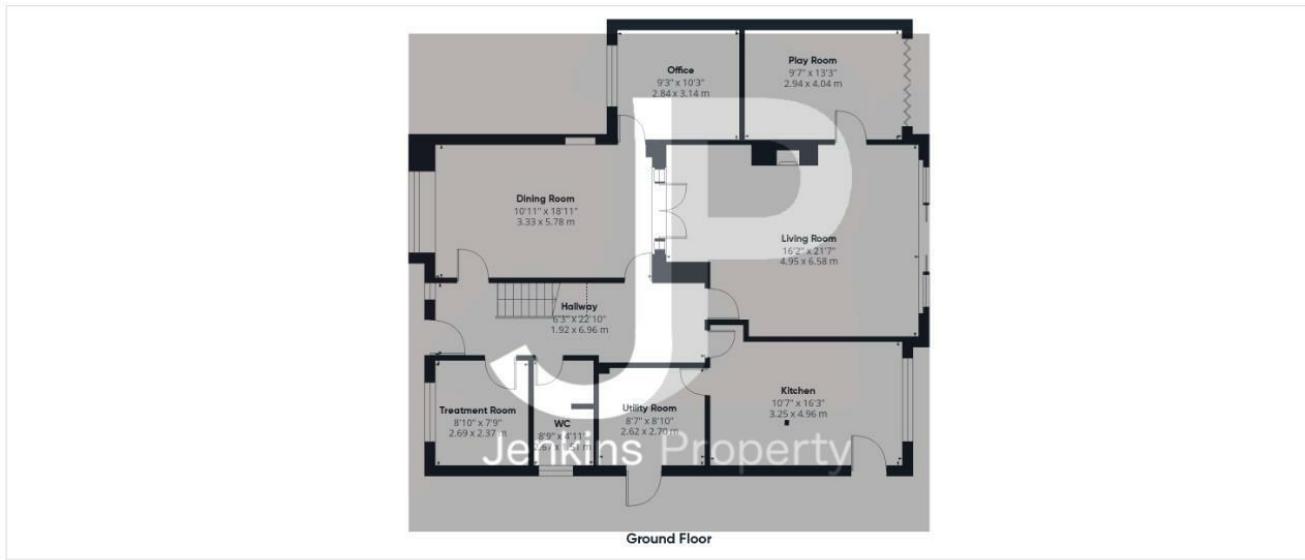
**Landing 5'10" x 22'11" (1.79 x 6.99)**

**Bedroom 16'0" x 13'7" (4.89 x 4.16)**

**Bathroom 9'5" x 5'8" (2.89 x 1.75)**

**Bedroom 10'11" x 13'1" (3.33 x 4.00)**





#### Approximate total area<sup>(1)</sup>

2146 ft<sup>2</sup>  
199.3 m<sup>2</sup>

#### Reduced headroom

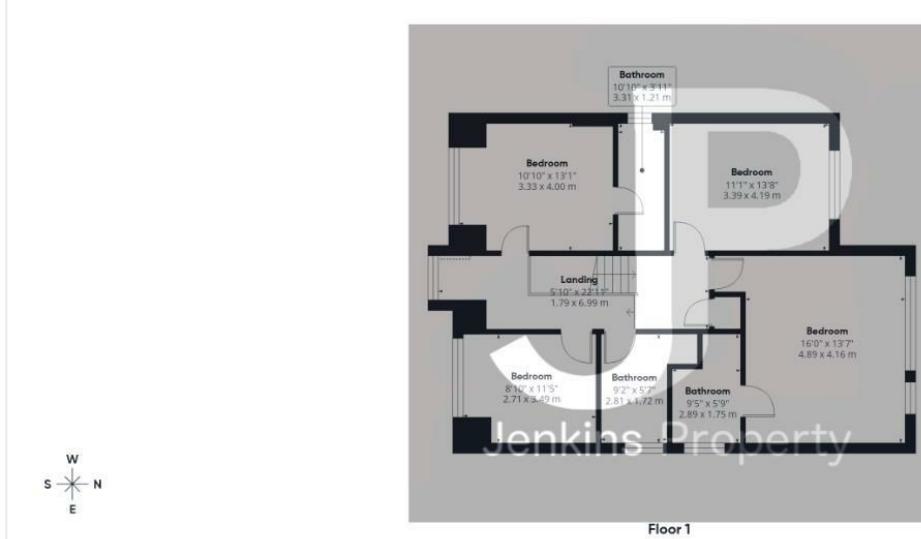
19 ft<sup>2</sup>  
1.8 m<sup>2</sup>

<sup>(1)</sup> Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft / 1.5 m

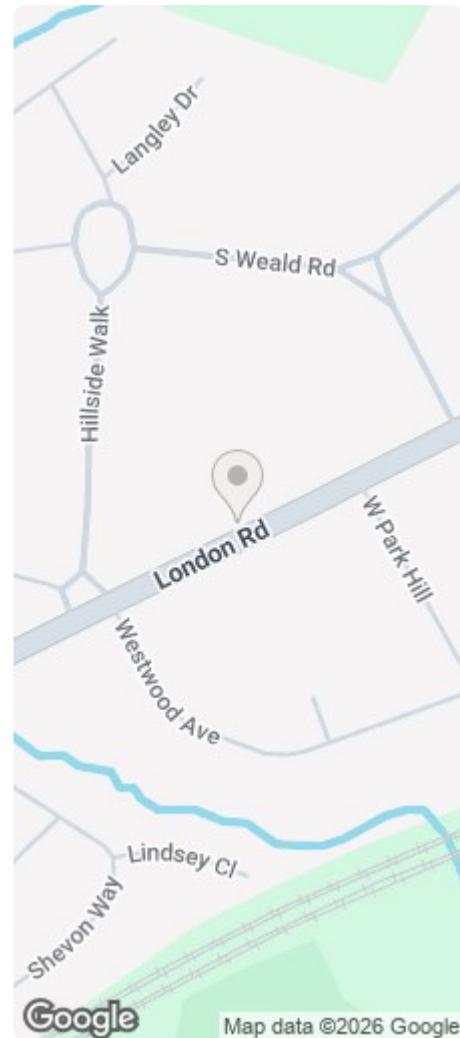
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	(A) plus A	Very environmentally friendly - lower CO <sub>2</sub> emissions	(A) plus A
(A) plus A	B	(A) plus A	B
(B) plus B	C	(B) plus B	C
(C) plus C	D	(C) plus C	D
(D) plus D	E	(D) plus D	E
(E) plus E	F	(E) plus E	F
(F) plus F	G	(F) plus F	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2022/916/C	

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(E) plus E	F	(E) plus E	F
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