



La Plata Grove, Brentwood, CM14 4LA
£725,000

Jenkins Property

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****BRAND NEW HOME**** Nestled in a desirable cul-de-sac in central Brentwood, very close to the station and town centre this stunning semi-detached four bedroom house offers a perfect blend of modern open plan living and comfort. As a new build, one of just eight, the property boasts contemporary design and high-quality finishes throughout, making it an ideal choice for families or professionals seeking a luxurious stylish home in a very convenient location.

The property includes two large modern bathrooms, thoughtfully designed to cater to the needs of busy households. Each bathroom is fitted with contemporary luxury features. A beautiful high spec kitchen comes complete with integrated appliances.

The property favours parking for two vehicles, a valuable feature in this sought-after location so close to Brentwood station and town centre. The surrounding area is known for its excellent amenities, including favourable schools, parks, and shops, making it a perfect place to call home.

- New Build Ready To Occupy
- Open Plan Living
- Close to Station
- Electric Car Charger
- Solar Panels
- Four Beds
- En Suite
- Ground Floor Cloakroom
- Backing Woodland
- 10 Year New Build Warranty

Entrance Hall 14'0" (4.27)

Choice of clooring and staire covering

En-suite

Exterior

Ground Floor WC 4'0" x 5'11" (1.22 x 1.81)

Patio and grass

Off street parking

Living Room 14'0" x 11'8" (4.27 x 3.58)

Choice of flooring

Open Plan Kitchen Dining Area 20'0" x 19'5" max (6.11 x 5.92 max)

Kitchen can be customised withing in perameters in the spec cheet, Choice of flooring.

First floor landing

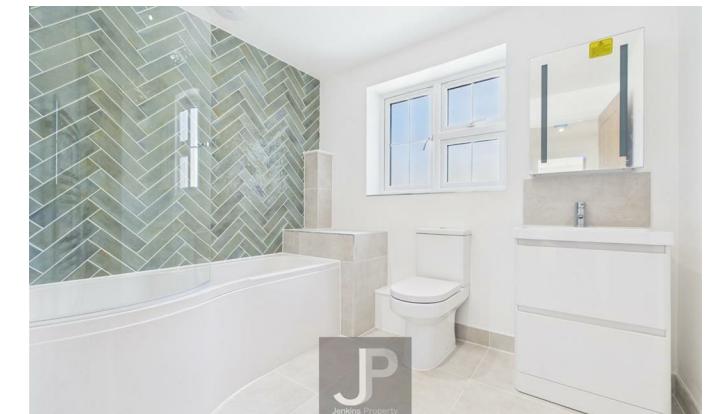
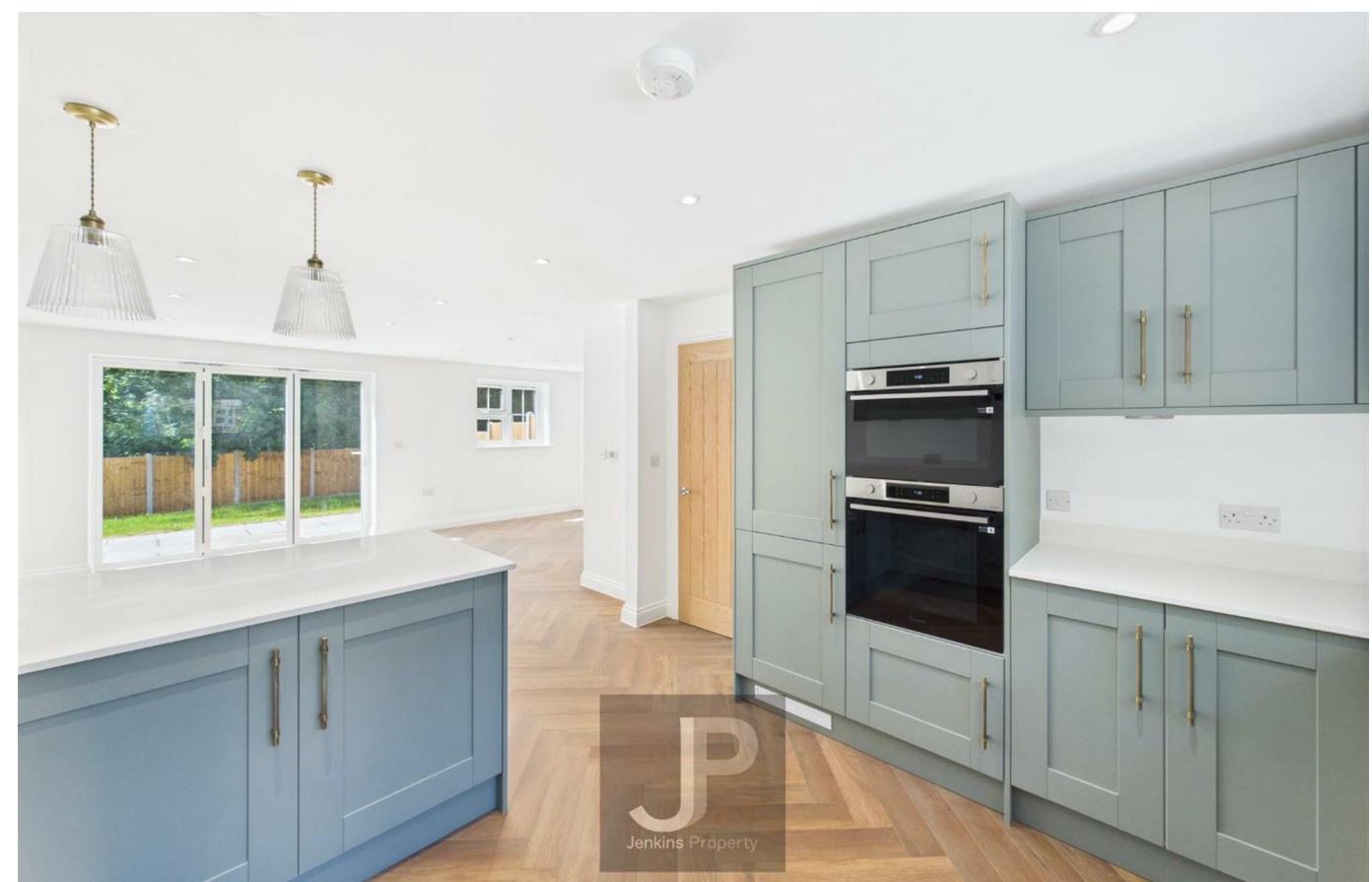
Bedroom 13'1" x 10'5" (4.01 x 3.2)

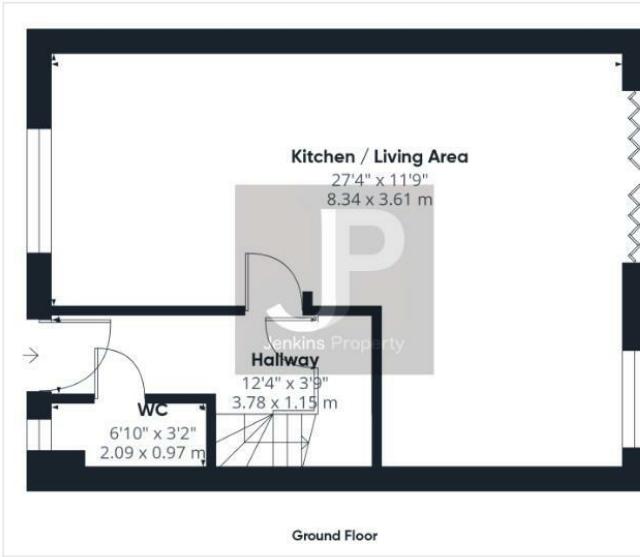
Bedroom 11'0" x 10'6" (3.37 x 3.21)

Bedroom 10'5" x 8'5" (3.2 x 2.59)

Second floor landing

Master bedroom 19'3" x 12'2" (5.89 x 3.72)





Approximate total area⁽¹⁾

1279 ft²
118.9 m²

Reduced headroom

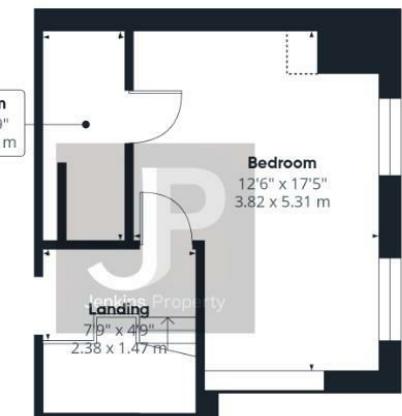
3 ft²
0.3 m²

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

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