

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING & PAYNE



Brock Hill, Essex
£1,950 PCM

****CPO 9517 ONLINE INQUIRIES ONLY **** COWLING & PAYNE ARE DELIGHTED TO OFFER THIS INDEPENDENTLY APPOINTED AND GENEROUSLY SIZED FOUR-BEDROOM FAMILY HOME, SITUATED IN THE DESIRABLE LOCATION OF 'BROCK HILL'.

THE PROPERTY BENEFITS FROM A SPACIOUS LIVING ROOM WHICH LEADS DIRECTLY INTO A SEPARATE DINING ROOM, CREATING AN EXCELLENT SPACE FOR BOTH EVERYDAY LIVING AND ENTERTAINING.

THE GROUND FLOOR ALSO FEATURES A WELCOMING RECEPTION HALLWAY, A CONVENIENT GROUND FLOOR SHOWER ROOM/CLOAKROOM, AND A CHARACTERFUL CLASSICALLY STYLED KITCHEN WITH A RANGE OVEN, AND SOME INTEGRATED APPLIANCES.

TO THE FIRST FLOOR, THERE ARE FOUR WELL-PROPORTIONED BEDROOMS TOGETHER WITH A DISTINCTIVE RETRO-STYLE FAMILY BATHROOM.

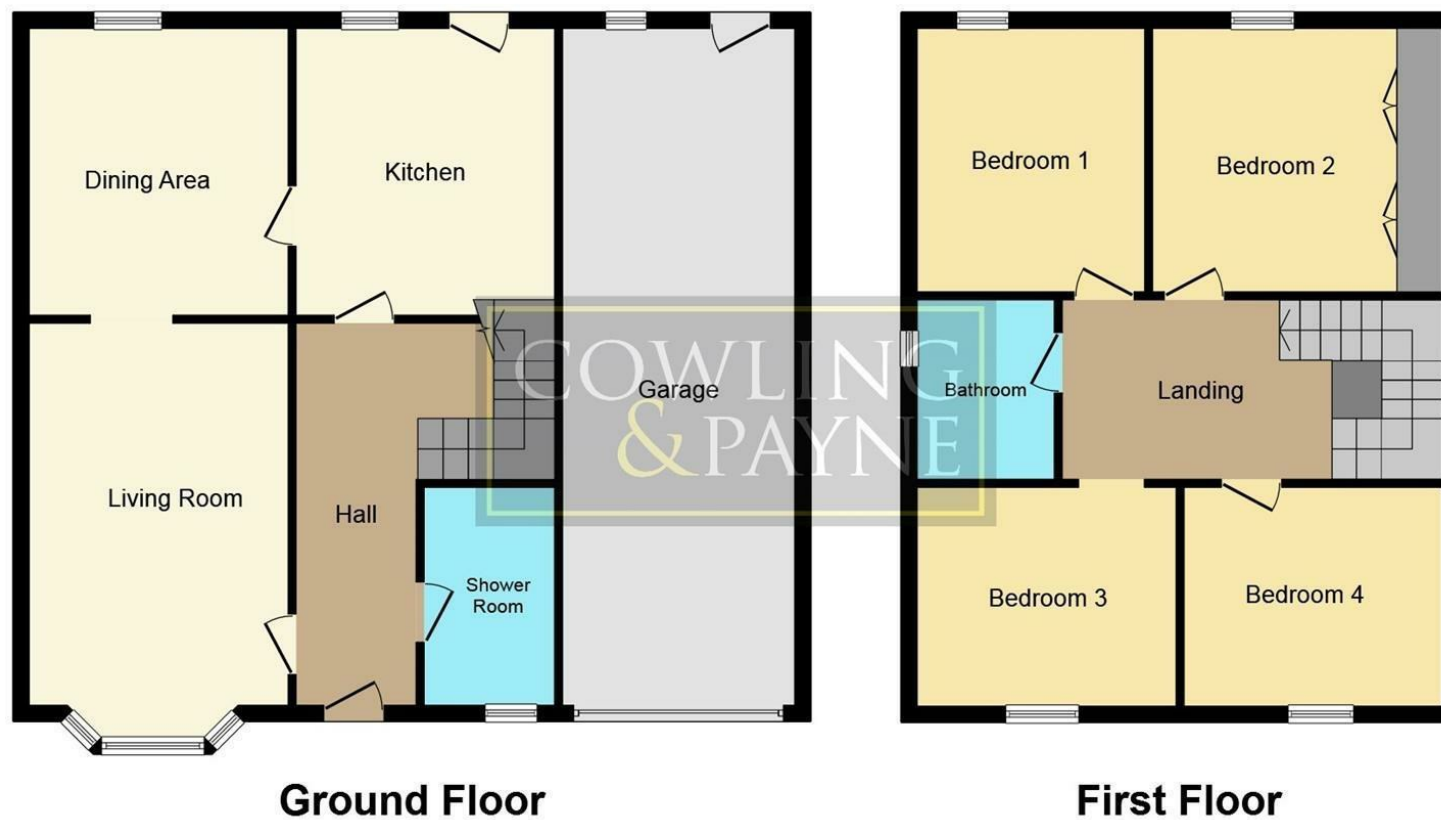
EXTERNALLY, THE PROPERTY OFFERS A PRIVATE DRIVEWAY TO THE FRONT PROVIDING OFF-STREET PARKING, ALONG WITH A LARGE GARAGE. TO THE REAR IS A MATURE AND ATTRACTIVE GARDEN FEATURING AN EXTENSIVE PATIO AREA AND LAWN.

- ENERGY PERFORMANCE RATING: C
- COUNCIL TAX BAND: F
- AVAILABLE: LATE NOVEMBER 2026



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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