

COWLING & PAYNE

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT



Elliots Close, Brentwood
Offers In Excess Of £525,000

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*** OPEN DAY SATURDAY 2ND JULY 2022 BY APPOINTMENT ONLY ***

Cowling & Payne are thrilled to offer to the market this four-bedroom property that has a lot to offer. Moving into the property on the ground floor you will be pleased to find a modern fitted kitchen with granite work top with integrated appliances that include a washing machine, dishwasher, fridge freezer & microwave. Moving on you will find a great size living room/dining area with bi-fold doors leading you out to the rear garden, and WC.

Moving up to the first floor you will find three good size bedrooms and a family bathroom, the master bedroom also benefits from an en-suite shower room and wardrobe space. Moving up to the top floor you will again find a double bedroom that again has the benefit of an en-suite shower room.

Externally the property offers, off-street parking to the front, good size rear garden, and a garden to the front. Subject to planning you may be able to extend the property to the side, and again subject to planning to the front you may be able to put a garage for additional parking.

Cowling & Payne would recommend a internal viewing on this property to avoid missing out!

Additional information

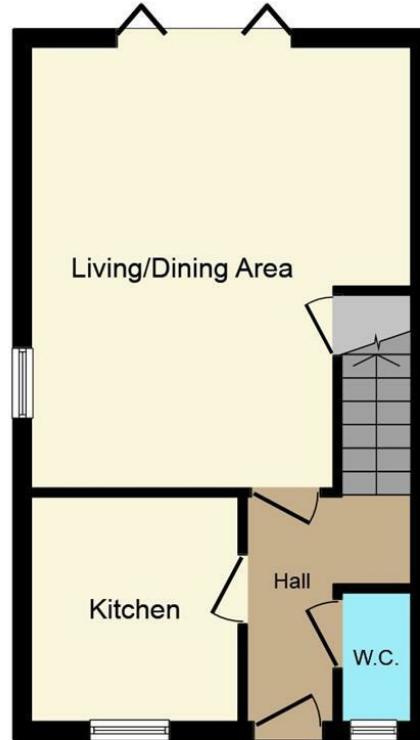
Council Tax Band F



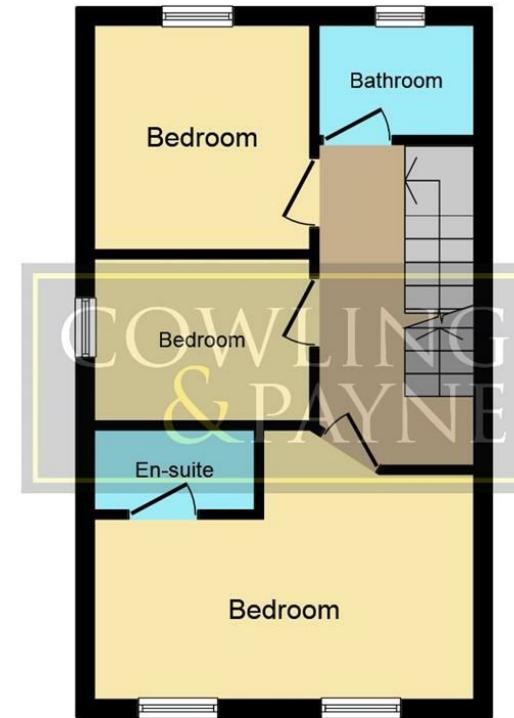
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales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

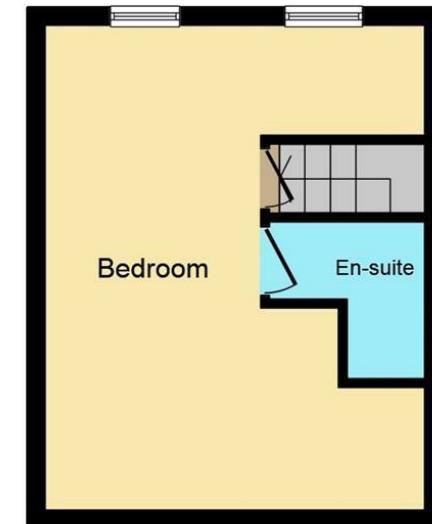
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		



Ground Floor



First Floor



Second Floor

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

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