



Sycamore Drive

Brentwood, CM14 4UG

Guide Price £425,000 - £450,000 Offering extensive and versatile accommodation is this terraced town house, the accommodation includes four bedrooms, three reception rooms, and extended kitchen/breakfast room, family bathroom and ground floor shower room. Externally there is a 30ft garden and a driveway for up to four cars.

Guide price £425,000

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Entrance Hall

Part frosted double glazed entrance door to front, two frosted double glazed windows to front, laminate flooring, radiator, stairs to first floor.

Ground Floor Shower Room

Extractor, low level WC, wash hand basin, shower, heated towel rail, tiled walls and floor.

Reception Room

15'5 x 8'6 (4.70m x 2.59m)

(Ground floor) Double glazed window to front, coved ceiling, radiator.

Reception Room

12' x 9'9 (3.66m x 2.97m)

(Ground floor) Door to reception room and kitchen, coved ceiling, radiator, laminate flooring, cupboard.

Kitchen / Breakfast Room

14'6 x 9'4 (4.42m x 2.84m)

(Ground floor) Part double glazed door to rear, two double glazed windows to rear, radiator, inset sink, wall and base units, gas hob, oven, extractor, integrated dishwasher, plumbing for washing machine, boiler.

Reception Room

15'5 x 14'11 (4.70m x 4.55m)

(First floor) Double glazed window to front, coved ceiling, carpet, radiator, stairs to second floor.

Bedroom Two

14' x 7'2 (4.27m x 2.18m)

(First floor) Double glazed window to rear, carpet, radiator.

Bathroom

(First floor) Frosted double glazed window to rear, panelled bath, low level WC, pedestal wash hand basin, tiled floor and walls, Heated towel rail.

Second Floor Landing

Loft access.

Bedroom One

15'x11'4 (4.57mx3.45m)

(Second floor) Double glazed window to front, radiator.

Bedroom Three

9'11x7'11 (3.02mx2.41m)

(Second floor) Double glazed window to rear, radiator.

Bedroom Four

9'8 x 7'7 (2.95m x 2.31m)

(Second floor) Double glazed window to rear, radiator.

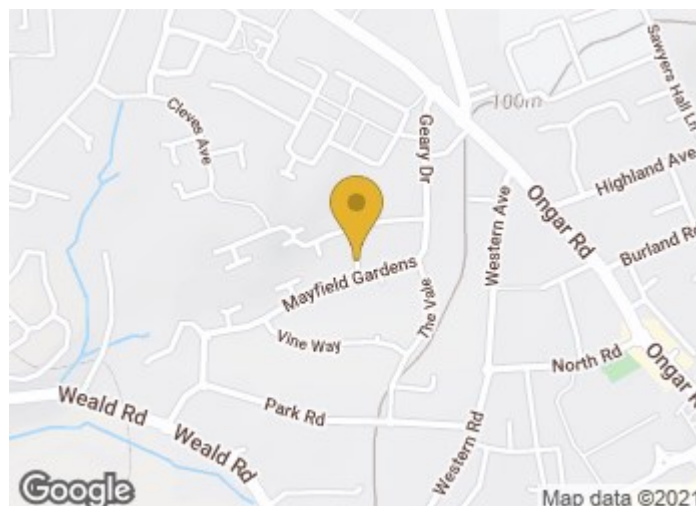
Garden

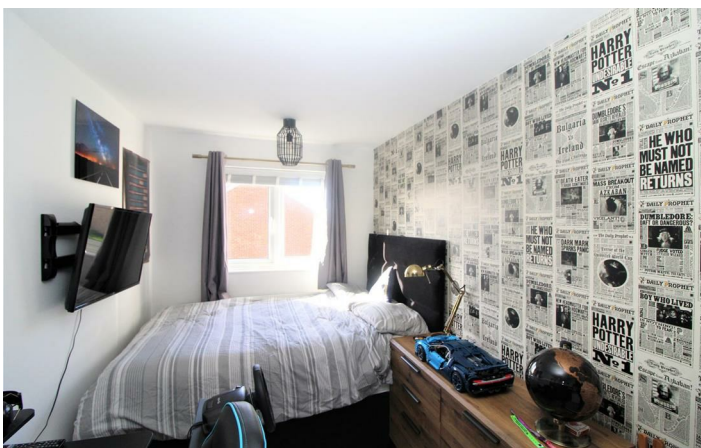
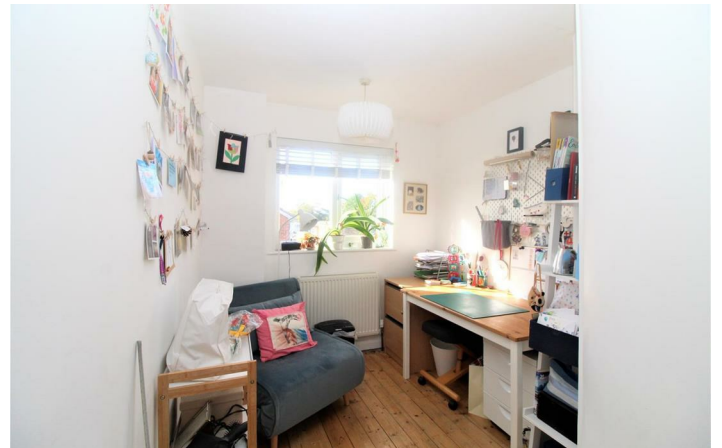
30' (9.14m)

Patio area, lawn, surrounding flower beds.

Parking

Drive way to front for four cars







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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 (1-40) G		74	87
Not energy efficient - higher running costs			

England & Wales

 EU Directive
 2018/1535

Environmental Impact (CO ₂) Rating		Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(52-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
England & Wales		EU Directive 2002/91/EC	