



**Brent Avenue, South Woodham Ferrers Chelmsford CM3 5SE**

**welcome to**

**Brent Avenue, South Woodham Ferrers Chelmsford**

**\*\* GUIDE PRICE £450,000 - £475,000 \*\*** CONVENIENTLY SITUATED within walking distance of Woodham's TRAIN STATION as well as WOODVILLE PRIMARY SCHOOL is this exceptional EXTENDED CONTEMPORARY HOME, boasting garage and driveway as well as LANDSCAPED GARDEN WITH OUTDOOR KITCHEN.



### Entrance

Part glazed door to :-

### Porch

Built in cupboard, open to :-

### Hall

Stairs rising to first floor, doors to :-

### Cloakroom

White suite comprising low level WC and vanity basin, chrome heated towel rail.

### Kitchen Dining Family Room

24' 10" max x 21' 3" ( 7.57m max x 6.48m )

Double glazed UPVC window to front and rear, contemporary bespoke fitted kitchen comprising sink set in quartz worktops with matching upstands and range of base level and full height units with space for appliances, central quartz topped island breakfast bar, open to dining/family area, radiator, door to :-

### Lounge

26' x 11' 4" ( 7.92m x 3.45m )

Bi fold doors to side opening to the garden, centrepiece contemporary fireplace, radiator.

### First Floor

#### Landing

Built in cupboard, doors to :-

#### Bedroom One

13' 6" x 10' 3" ( 4.11m x 3.12m )

Double glazed UPVC windows to front, fitted wardrobes, radiator.

#### Bedroom Two

16' 2" x 8' 6" ( 4.93m x 2.59m )

Double glazed UPVC window to rear, fitted wardrobes, radiator.

#### Bedroom Three

10' 3" x 7' 9" ( 3.12m x 2.36m )

Double glazed UPVC window to front, radiator.

#### Bathroom

8' 5" x 4' 11" max ( 2.57m x 1.50m max )

Double glazed UPVC window to rear, modern white suite comprising panel bath with shower over, low level WC and basin set in vanity unit, fully tiled walls.

### Outside

#### Front

Driveway providing off road parking for several vehicles leading to the garage. Patio frontage with mature shrub beds.

#### Rear Garden

Enclosed by panel fence, landscaped with tiered patio seating areas and shrub borders, outdoor kitchen area, door to garage.

#### Garage

Up and over door, power, light and door to garden.



***view this property online*** [williamhbrown.co.uk/Property/MLN104671](http://williamhbrown.co.uk/Property/MLN104671)



**welcome to**

## **Brent Avenue, South Woodham Ferrers Chelmsford**

- Close to Station, School and Shops
- Landscaped Garden with Outdoor Kitchen
- Extended & Contemporary Throughout
- Garage & Driveway
- Woodville Primary School Catchment

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

**£450,000 - £475,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MLN104671](http://williamhbrown.co.uk/Property/MLN104671)



Property Ref:  
MLN104671 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01621 874837**



[Maldon@williamhbrown.co.uk](mailto:Maldon@williamhbrown.co.uk)



3 High Street, West Square, MALDON, Essex,  
CM9 5PB



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**