



12 Boleyn Gardens, Brentwood

Brentwood

Guide Price **£425,000**



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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Three bedroom end of terrace house
- Open plan living space
- Modern kitchen with integrated appliances
- French doors with garden access
- Modern bathrooms (walk-in shower and bath)
- Private garden
- Patio area
- Off-road parking





Entrance Hall

Lounge / diner

22' 7" x 11' 8" (6.89m x 3.55m)

Kitchen

11' 7" x 9' 1" (3.52m x 2.78m)

Bedroom 1

17' 11" x 9' 11" (5.47m x 3.02m)

Bedroom 2

12' 4" x 10' 1" (3.77m x 3.07m)

Bathroom

7' 7" x 5' 7" (2.30m x 1.70m)

Annex/Bedroom 3

11' 8" x 7' 9" (3.56m x 2.35m)

Annex Living Room

12' 4" x 7' 9" (3.76m x 2.35m)

Annex Bathroom

8' 2" x 5' 10" (2.49m x 1.79m)

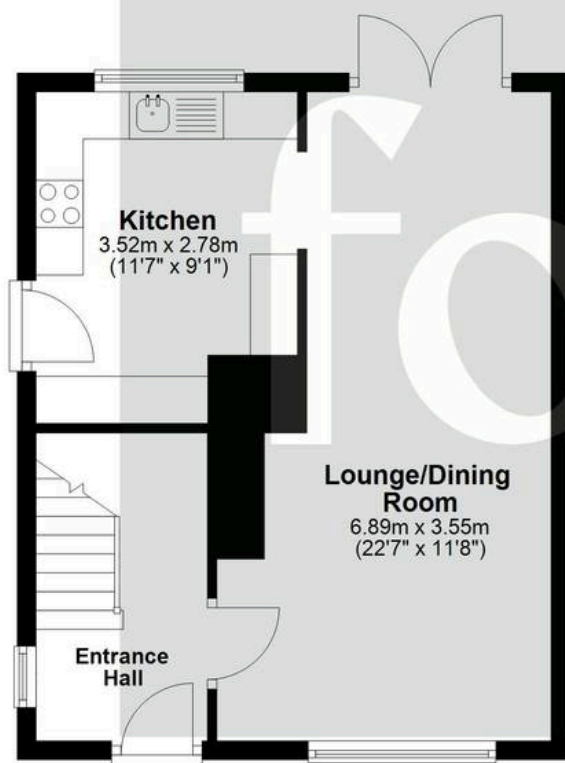


Outbuilding

Approx. 22.5 sq. metres (242.6 sq. feet)

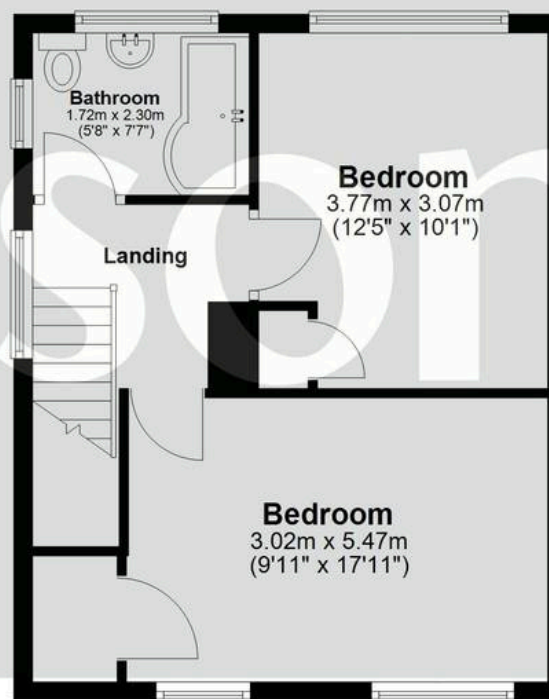
Ground Floor

Approx. 37.7 sq. metres (405.7 sq. feet)



First Floor

Approx. 37.7 sq. metres (405.7 sq. feet)



Bedroom

3.56m x 2.35m
(11'8" x 7'9")

Living Room

3.76m x 2.35m
(12'4" x 7'9")

Bathroom

2.49m x 1.79m
(8'2" x 5'10")

Total area: approx. 97.9 sq. metres (1054.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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