



18 Running Waters, Brentwood

Brentwood

Guide Price £425,000



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Brentwood

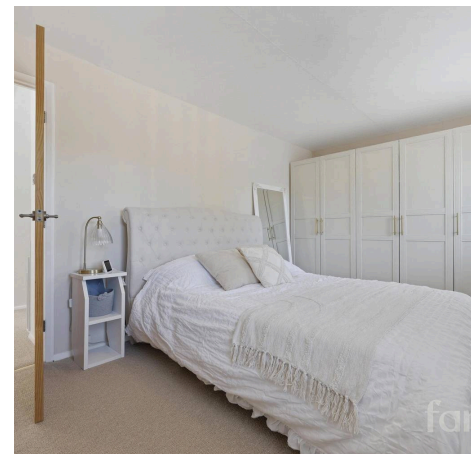
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Private & secluded garden
- Spacious patio area
- Off-road parking for multiple vehicles
- Open plan living area
- Modern bathroom
- Scenic countryside views
- Access to excellent local schools including St Martins (sta)
- Access to either Brentwood or Shenfield station within a short drive
- 2 bedroom semi detached family home





Entrance Hall

Living/Dining Room
21' 5" x 11' 7" (6.54m x 3.54m)

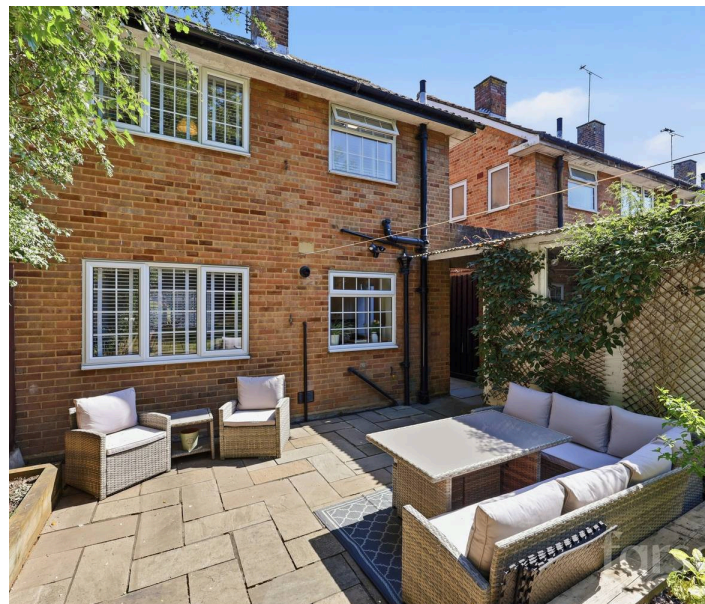
Kitchen
11' 0" x 8' 11" (3.35m x 2.72m)

Bedroom 1
14' 9" x 9' 5" (4.50m x 2.88m)

Bedroom 2
12' 0" x 10' 2" (3.65m x 3.11m)

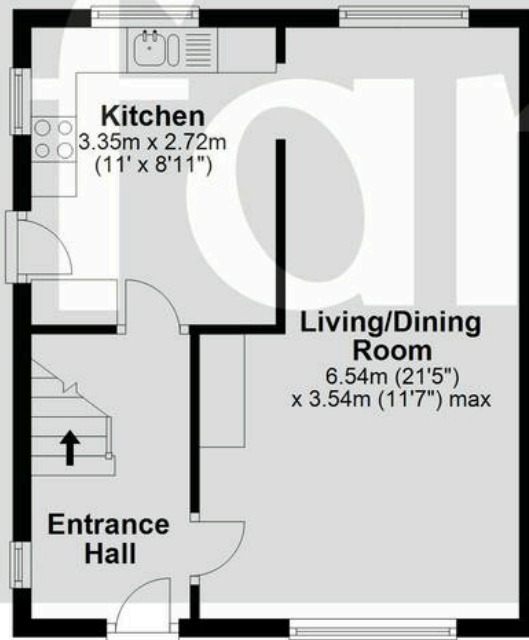
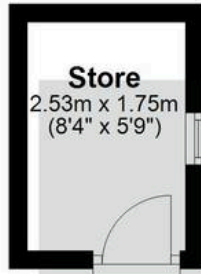
Bathroom
7' 5" x 5' 6" (2.25m x 1.68m)

Store
8' 4" x 5' 9" (2.53m x 1.75m)



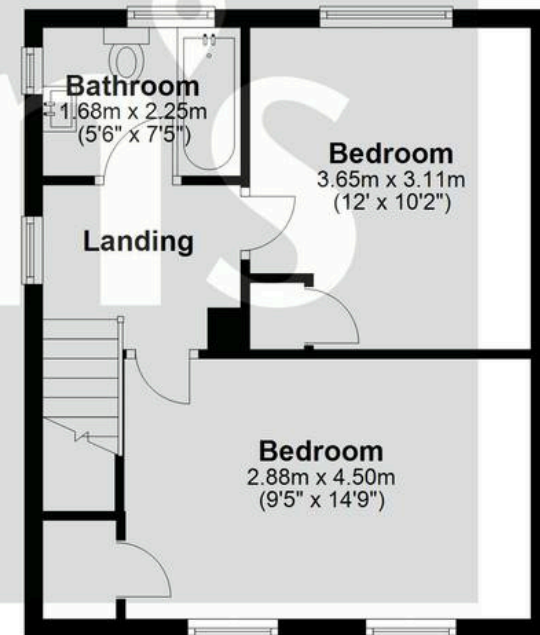
Ground Floor

Approx. 39.9 sq. metres (429.9 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.7 sq. feet)



Total area: approx. 75.9 sq. metres (816.7 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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