



36 Doddinghurst Road, Brentwood

Brentwood

Guide Price £750,000



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Brentwood

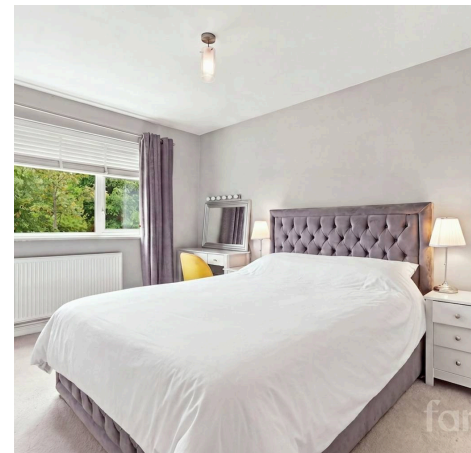
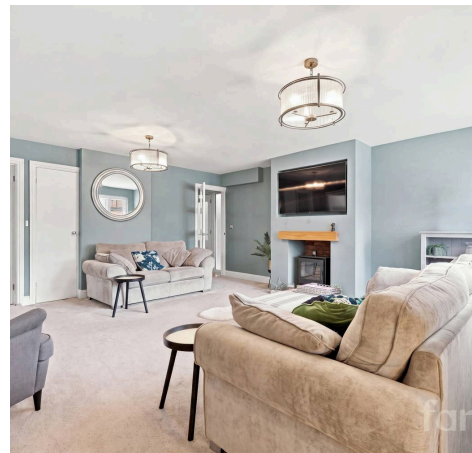
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Excellent rear garden
- Off-road parking for multiple cars on large driveway
- Modern kitchen with large breakfast bar
- Open plan living areas
- Bi-fold and French doors for garden access
- Contemporary bathrooms with modern fixtures
- Access to some excellent local schools (sta)
- Fabulous garden room with bar, living space and kitchen area
- Brentwood station within 1.3 miles away





Entrance Hall

WC

Kitchen/Dining Room

22' 0" x 17' 1" (6.70m x 5.20m)

Living Room

17' 3" x 17' 3" (5.25m x 5.25m)

Play Room

16' 1" x 7' 7" (4.90m x 2.30m)

Bedroom 1

16' 5" x 13' 1" (5.00m x 4.00m)

Walk-in Wardrobe

5' 9" x 4' 11" (1.75m x 1.50m)

En-suite

8' 9" x 4' 5" (2.67m x 1.35m)

Bedroom 2

11' 11" x 9' 2" (3.63m x 2.80m)

Bedroom 3

16' 5" x 7' 7" (5.00m x 2.30m)

Bedroom 4

8' 6" x 7' 7" (2.60m x 2.30m)

Bathroom

9' 8" x 5' 1" (2.95m x 1.55m)

Garden room

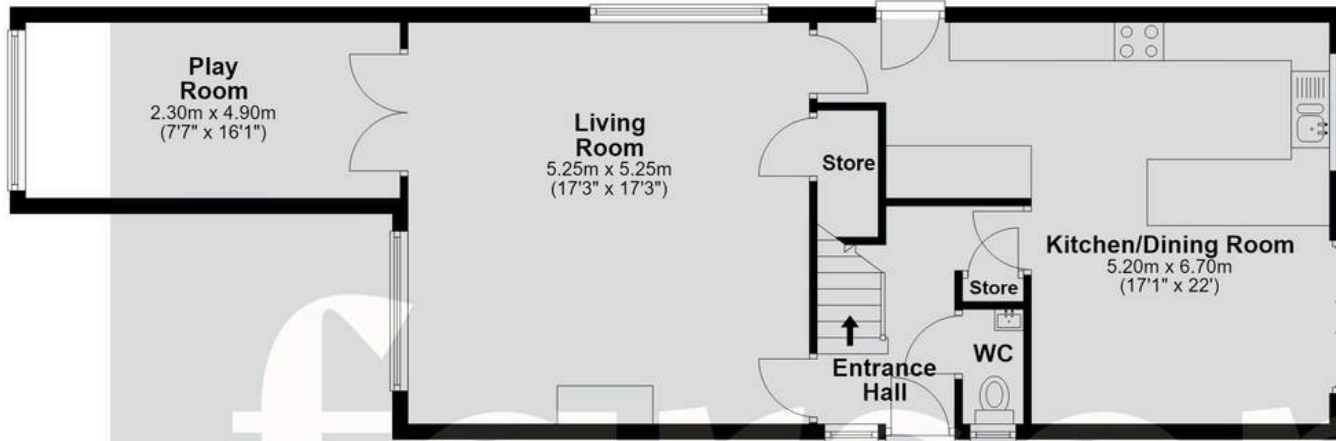
22' 8" x 16' 1" (6.90m x 4.89m)





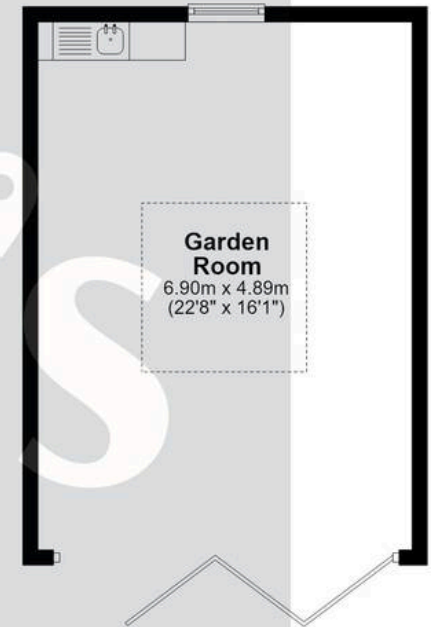
Ground Floor

Approx. 74.8 sq. metres (804.7 sq. feet)



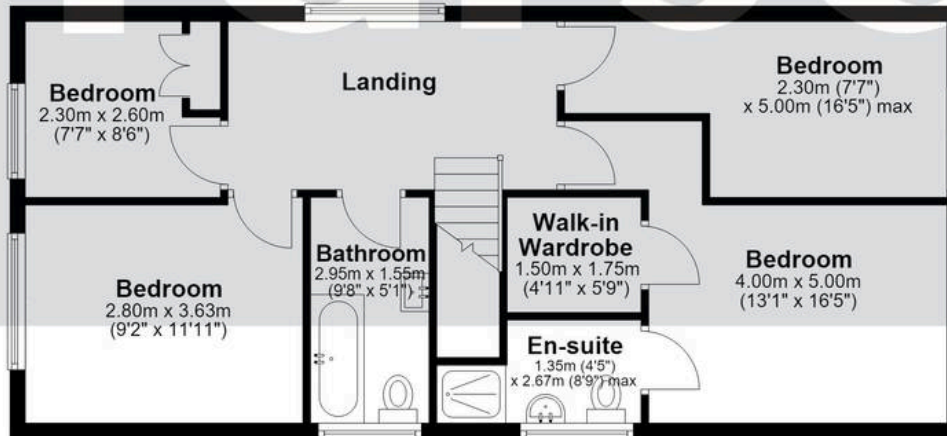
Outbuilding

Approx. 33.7 sq. metres (363.2 sq. feet)



First Floor

Approx. 63.7 sq. metres (685.2 sq. feet)



Total area: approx. 172.2 sq. metres (1853.1 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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