



Victoria Road, Brentwood
3 Bedroom Victorian Terrace House

Guide Price : £500,000-£550,000

Freehold

Victoria Road, Brentwood – 3 Bedroom Victorian Terraced Family Home

Property Details:

Welcome to this charming, well-presented period property in the sought after location of Brentwood, Essex. Comprising of 3 good size bedrooms, a large first floor bathroom and on the ground floor a large through lounge/diner with original features, high ceilings and a feature fireplace with working log-burner. To the rear is the charismatic fitted kitchen overlooking the courtyard style rear garden. The beautiful rear garden has a large block paved patio areas for 'Al Fresco' dining, with steps down to a further lawned area, pathway surround and border gardens with mature trees, shrubs and plants. This house has everything you could wish for in a period property, with high ceilings, original features, full of character and offers lots of space for a family with huge potential to expand further (STPP) if you need more space. Add to this the convenient location just a few minutes walk to Brentwood Station for trains into London and Heathrow (Elizabeth Line) and stroll a little further in the Town Centre with its chic shops, bars, restaurants and many amenities. This is an absolute gem of a property in a super location.

This property will appeal to a variety of buyers including first time buyers, up/downsize home movers and those looking for something with original features and character but with potential to expand further if desired. Don't delay, book your viewing! Viewing by appointment only.

Ground Floor:

Covered Storm Porch: With part glazed front door entry to hallway.

Hallway: 19'7" x 5'8" –Stairs to first floor. Under-stair storage cupboard. Door to the through lounge and door to the kitchen. Radiator. Tiled flooring. Smooth ceiling. Picture rail. Neutral décor.

Through Lounge / Diner: 24'10" x 13'1" - Double glazed sash bay window to front aspect to lounge area and double glazed sash window to dining area overlooking rear garden. Chimney breast with feature fireplace and working log-burner to lounge area. 2 x radiators. Smooth ceiling. Wood floor. Neutral décor.

Kitchen: 19'0" x 11'11" – Double glazed sash window to side. Double glazed French doors to rear patio and garden. A range of wall and base units including glass display cabinets giving plenty of storage space. Space for Range/Aga cooker with extractor over. Butler style sink with mixer tap and drainer. Tiled splash-backs. Integrated Fridge/freezer and dishwasher. Space for washing machine. Cupboard housing boiler. Radiator. Smooth ceiling with coving and 2 pendant lights. Tiled flooring. Neutral décor.

First Floor

First Floor Landing: 21'0" x 5'10". Staggered landing with access to all first floor accommodation. Access to loft. Fitted carpet. Smooth ceiling. Picture rail. Neutral décor.

Bedroom 1: 17'2" x 11'11" - Double glazed sash bay window and 2nd sash window to front aspect. Chimney breast. Wood flooring. Radiator. Smooth ceiling. Picture rail. Neutral décor.

Bedroom 2: 11'0" x 10'1". Double glazed sash window to rear aspect. Chimney breast. Radiator. Woos floor. Smooth ceiling. Picture rail. Neutral Décor.

Bedroom 3: 11'11" x 8'0". Double glazed sash window to rear aspect. Wood floor. Chimney breast. Radiator. Smooth ceiling. Picture rail. Neutral Décor.

Bathroom: 9'9" x 5'6". Double glazed frosted sash window to side aspect. Roll top Victorian style bath with mixer tap and shower over. Low level W.C.. Vanity sink with built in storage surround. Large wall mirror. Tiled to wall & floor. Radiator. Smooth ceiling with pendant light. Extractor fan.

Outside:

Rear Garden: Beautiful courtyard style rear garden commencing with large patio area perfect for 'Al Fresco' dining. Steps down to a lawned area with surrounding pathways and border gardens with established trees and shrubs. .

To Front of property: Walled garden to front.

Council Tax Band: D - Local Council: Brentwood.
Approximate gross internal area 114.m2 – 1227 sq ft
EPC: D

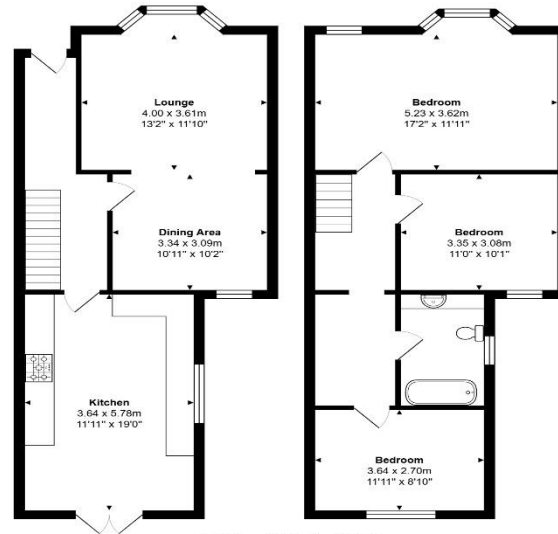
This is a beautiful, character property that oozes charm and offers lots of space, with its well-proportioned rooms, high ceilings and with the potential to expand if more space where needed in the future . Just a few minutes walk to the station makes this a commuters dream home. Excellent access to road links M25 / A12 / A127. Close to schools, shops and amenities.

Opportunity to expand the property if more space is needed (STPP).





- 3 Bedrooms
- Family Bathroom
- Through Lounge / Dining Room
- Large Fitted Kitchen
- Courtyard Rear Garden
- Gas Central Heating
- Double glazing
- High Ceilings and Sash Windows
- Walk to Station & Town Centre
- Sought after Location
- Character Property



Total Area: 115.1 m² ... 1239 ft²
 Measurements are approximate for illustrative purposes only and may have been taken from the widest area
 Floorplan Copyright The Estate Agents Photographer
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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