



Westbury Road  
Brentwood Essex CM14 4JR  
£425,000

## Westbury Road, Brentwood, Essex CM14 4JR

A truly immaculately presented and deceptively spacious two double bedroom first floor maisonette located within the sought after Westbury Road, within easy walking distance of the Brentwood high street, amenities and indeed mainline railway station. Having been painstakingly refurbished throughout the apartment is presented in an extremely high standard and ideal for those looking to just move in. Having the added advantage of a pleasing balcony area, together with a good size private garden, which in our view and of course subject to planning permissions being obtained if required, may indeed offer parking opportunity. Approached from the ground floor, into a welcoming hallway with staircase to the first floor, the apartment has been designed with a contemporary flair, sympathetic to the period features of the home. Original refurbished internal doors, column radiators sit seamless against the modern interior. The Sitting room, with feature square bay window overlooks the front elevation, is of good size with ample opportunity for the addition of a dining area.

The master bedroom also overlooks the front elevation and has a series of high quality bespoke built fitted wardrobes, with inbuilt television as does bedroom two. The bedrooms are served by the elegantly fitted and fully tiled family bathroom having underfloor heating and with a large shower bath with rainwater style shower over.

The apartment is completed by a beautifully fully fitted kitchen/breakfast room. Fitted with an extensive array of high quality cabinetry housing a range of integrated appliances including double oven, induction hob, extractor canopy. Fully tiled again with contemporary metro tiling and complementary flooring. A door from the kitchen leads directly out on to the balcony, ideal for dining.



### ENTRANCE HALL

#### KITCHEN

11'11" x 9'10" (3.63m x 3.00m)

#### LOUNGE/DINER

14'10" x 14'1" (4.52m x 4.29m)

#### BEDROOM ONE

14'0" x 12'0" (4.27m x 3.66m)

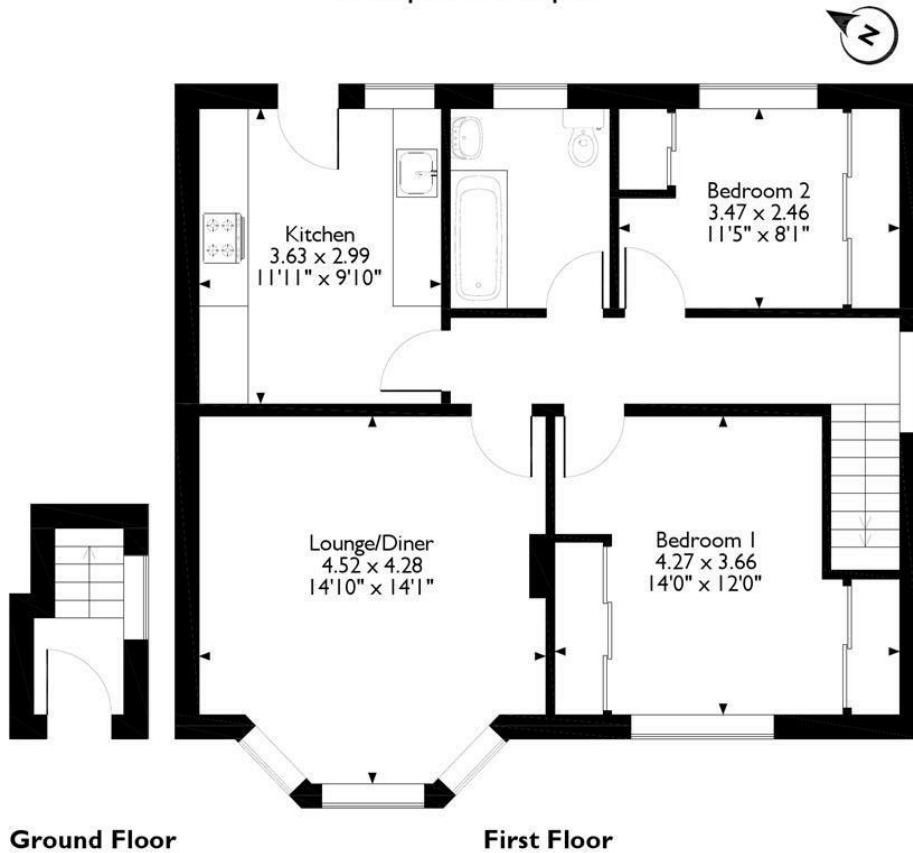
#### BEDROOM TWO

11'5" x 8'1" (3.48m x 2.46m)

### BATHROOM



Westbury Road, Brentwood, Essex  
 Approximate Gross Internal Area  
 68 Sq M/739 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		56	78
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		52	80
	EU Directive 2002/91/EC		

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