

**Crown Street, Brentwood
CM14 4BD
Offers in the Region Of £250,000
Share of Freehold**

Town & Country
residential sales and lettings



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- **RECENTLEY RENOVATED THROUGHOUT**
- **TWO DOUBLE BEDROOMS**
- **LOUNGE with BALCONY**
- **FITTED KITCHEN**
- **CONTEMPORARY BATHROOM**
- **TWO PARKING SPACES**
- **MINUTES WALK TO THE TRAIN STATION**
- **CLOSE TO TOWN CENTRE**
- **NO GROUND RENT**
- **NO ONWARD CHAIN**

**** RECENTLEY RENOVATED THROUGHOUT ****

This immaculate two-bedroom flat is located just minutes walk from Brentwood Main Line Train Station and High Street.

The property is well suited to both first-time buyers and couples alike, providing practical, well-planned accommodation with a contemporary finish.

The lounge is light and airy with a Balcony overlooking the bustling Queens Road, the kitchen is fully fitted, there are two double bedrooms and a modern bathroom.

Outside you have two allocated parking spaces which are a sought after commodity and a communal seating area to enjoy some quiet time if you wish.

The train station offers regular services into London Liverpool Street and the Elizabeth line, with journey times from around 35 minutes, making this an attractive option for commuters.

The High Street is home to a wide choice of shops, cafés, bars and restaurants, as well as everyday amenities such as supermarkets as well as Bespoke shops.

**** NO ONWARD CHAIN ****



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Wooden entrance door, laminate flooring, centre light, large storage cupboard.

LOUNGE

15' 1" x 11' 6" (4.59m x 3.50m)

Window to front aspect, laminate flooring, wall mounted lights, radiator. French doors to Balcony.

KITCHEN

10' 11" x 6' 7" (3.32m x 2.01m)

Window to rear aspect, laminate flooring, inset spot lights. Range of wall and base units incorporating ceramic sink/drain, fitted electric oven and hob with extractor over. Integrated fridge/freezer, space for washing machine and tumble dryer.

INNER HALL

Double cupboard, laminate flooring.



BEDROOM ONE

10' 5" x 10' 1" (3.17m x 3.07m)

Window to rear aspect, carpet flooring, centre light, radiator.

BEDROOM TWO

10' 4" x 8' 1" (3.15m x 2.46m)

Window to side aspect, carpet flooring, centre light, radiator.

BATHROOM

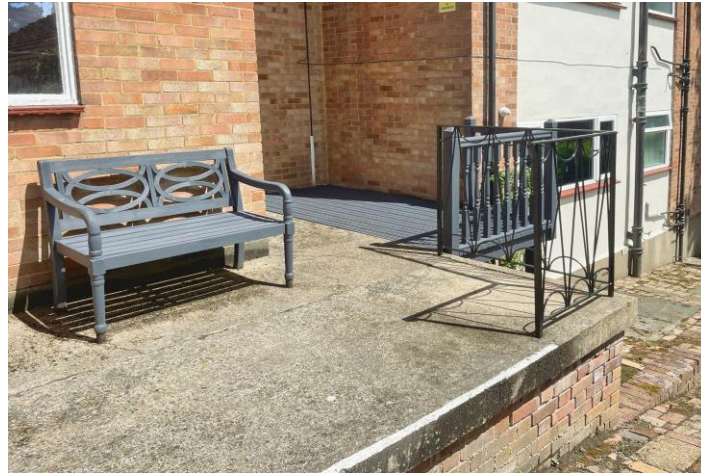
7' 1" x 6' 7" (2.16m x 2.01m)

Obscured window to rear aspect, laminate flooring, inset spot lights. Panelled bath with Rainfall and Body shower, combination Vanity unit, heated towel rail, fully tiled walls.

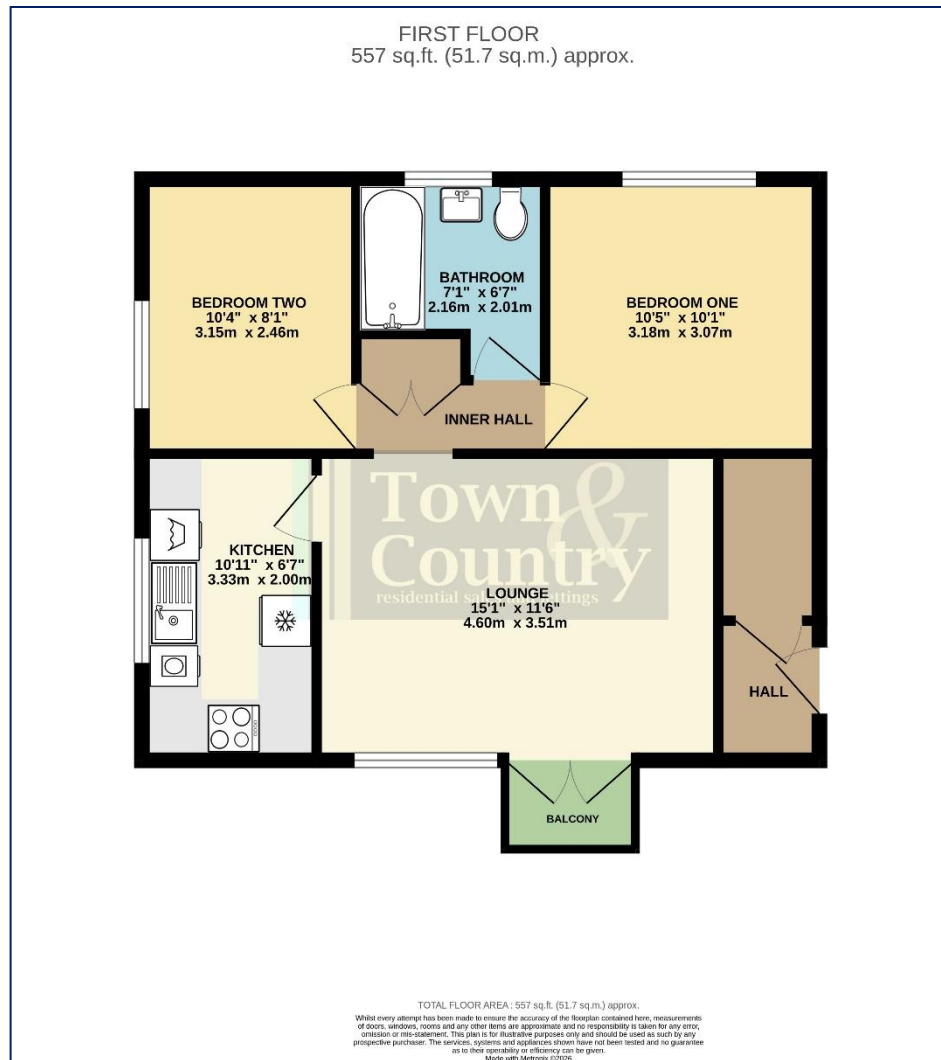
EXTERIOR

Two allocated parking spaces, communal garden seating area.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's impression or plans of the property.