



Brocksparkwood, Brentwood

£450,000

Hilbery ESTABLISHED 1894  
Chaplin



**The Property** - Situated in a quiet and desirable residential area, this beautifully presented two-bedroom semi-detached home offers spacious and versatile living, making it an ideal purchase for first-time buyers, downsizers, or anyone looking to put their own stamp on a property. This home combines practical living with contemporary features.

As you enter through the porch, you are welcomed into a spacious and inviting living room, creating the perfect space to relax and entertain. To the rear of the property, the home opens into a stunning modern kitchen extension featuring impressive high ceilings and Velux windows that flood the space with natural light. The addition of the bifold doors seamlessly connects the indoors with the garden, creating a bright and contemporary heart of the home.

Further benefits to the ground floor include a convenient downstairs WC and an insulated garage with door access from both the front of the property and through to the rear garden. This versatile space offers excellent potential as a home office, studio, gym, or can simply remain as practical storage and garage space.

Upstairs, the property offers two good size double bedrooms, both served by a well-maintained family bathroom.

Externally, the rear garden has been thoughtfully arranged with both patio and lawn areas, offering space for outdoor lounging and family enjoyment. A standout feature is the garden room with electricity, currently utilised as a music studio, providing additional flexible space to suit a range of lifestyles.

Completing the home is off-road parking with the added convenience of an electric vehicle charging point.

Don't miss the opportunity to make this charming property your next home. Council Tax Band D. EPC to follow.

*Stunning two-bedroom home with outbuilding. For further details and to arrange a viewing call 01277 262600.*



## Location and approximate mileages

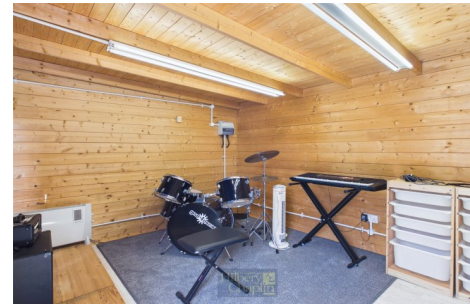
St. Martins School	1 mile
Shenfield Station	2.3 miles
Brentwood Station	2.5 miles
M25 (Junction 28)	4.3 miles
Chelmsford shopping centre	13 miles
Lakeside shopping centre	13.5 miles

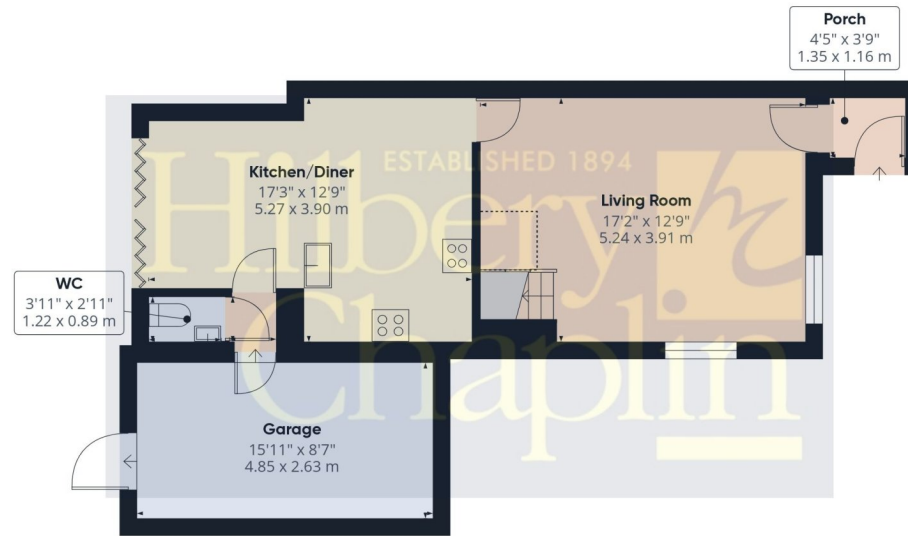
Brocksparkwood is situated in the popular Brocksparkwood development area of Brentwood and is conveniently located for both Shenfield and Brentwood town centres which offer railway stations and an array of shops and restaurants to suit all tastes.

The area proves popular with professionals and families alike due to the wide selection of primary, secondary, and private schools; the closest primary school is Hogarth primary school, and the closest secondary school is St. Martins.

There are open green spaces a plenty with King Georges Playing Field just over a mile away, which has a variety of activities for all ages, such as a skatepark, bowling, football pitches, Brentwood rugby club, and golf etc. Further golf courses in the area are Hartswood golf course and Thorndon Park.

Shenfield mainline railway station has frequent trains which link Shenfield to London Liverpool Street in 23 minutes. The Elizabeth Line has improved the links to central London and extend the line to Whitechapel, Farringdon, Tottenham Court Road, Bond Street, Paddington, and Heathrow.





Floor 0 Building 1



**Approximate total area<sup>m</sup>**

883 ft<sup>2</sup>  
82 m<sup>2</sup>

**Reduced headroom**

9 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PLEASE NOTE : Hilbery Chaplin, for themselves and for the vendors or lessors of this property give notice that : (1) These particulars do not constitute any part of an offer or a contract; (2) All descriptions, dimensions and other particulars are given only to present a fair overall view and, whilst believed to be correct, any intending purchaser or tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No person in the employment of Hilbery Chaplin has any authority to make or give any representation or warranty, whatever, in relation to this property; (4) We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise; (5) Fixtures and fittings mentioned may not be included if an offer is accepted; (6) No enquiries have been made relating to Town Planning or Building Regulation Approval.