



## Tomlyns Close, Brentwood, CM13 1PU

### Offers In Excess Of £550,000



\*\* SEMI-DETACHED HOUSE OF CIRCA 1600 SQ FT IN A QUIET CUL-DE-SAC WITH OFF STREET PARKING. CLOSE TO SHENFIELD STATION \*\*

\* VIRTUAL TOUR ONLINE \*

GUIDE PRICE OF £550,000 - £600,000

OC Homes are delighted to present to the sales market, this well presented three bedroom, two bathroom house in Hutton, Brentwood. The property has a number of redeeming features and boasts ample accommodation with almost 1600 sq ft of internal space.

Accommodation comprises; Ground Floor - entrance hallway, ground floor w/c, reception room, good size kitchen, dining room, with access to a 40ft rear garden with side return, as well as a utility room to the front of the house in the converted garage space. First Floor - three double bedrooms (one with en-suite shower room), and three piece family bathroom suite. Externally the property has a driveway with ample parking to the front, with side access. The rear garden is a good size with a generous patio space for outdoor entertaining, and the rest laid to lawn.

This is a wonderful opportunity to acquire a spacious family home with lots of benefits, in a sought after location, within the catchment area of the popular St Martins School and easy access to Shenfield Station (Elizabeth Line) as well as lots of local amenities with the shops, bars and restaurants of Rayleigh Road within easy reach. To arrange a viewing, please call the OC Sales team now.

- THREE DOUBLE BEDROOMS
- OFF STREET PARKING FOR 2 CARS
- CIRCA 1600 SQ FT
- 1.3 MILES TO SHENFIELD STATION
- LOTS OF LOCAL AMENITIES
- IDEAL FAMILY HOME
- EASY ACCESS INTO LONDON
- QUIET CUL-DE-SAC LOCATION

### Viewing

Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.



oc homes



oc homes





GROSS INTERNAL AREA (GIA)  
The total floor area  
147.3 sq m / 1585 sq ft

TOTAL STORAGE SPACE  
Storage area including built-in  
4.3 sq m / 46 sq ft

EXTERNAL FEATURES  
Garden, Driveway, Terrace, Year-round  
248.9 sq m / 2679 sq ft

RESTRICTED HEADHEIGHT  
Lower on one side only 1.9m  
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		69	
(55-68) D			
(38-54) E			
(21-37) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			80
(81-91) B			
(69-80) C		67	
(55-68) D			
(38-54) E			
(21-37) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.