

5 Bed Semi-Detached In Lime Avenue , Brentwood, CM13 2DU £575,000







## **SHORT DESCRIPTION**

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Property Ref: 13414 Offers in excess of £575000 We are pleased to offer this well- presented five bedroom family home situated in the Three Arch Bridge area of Brentwood with convenient access to the A12, A127 M25 Brentwood Town Centre and Brentwood and Sheffield Rail Stations with mainline services to London Liverpool Street. The property is arranged over three floors. The ground floor has a good sized living room, large dining room leading through to a lounge (french doors to garden) and breakfast area adjoining the large fitted kitchen. A separate utility room leads from the kitchen to the attached garage. The ground floor also has a shower room (large shower, WHB and WC). The first floor comprises a light spacious landing leading to two double and one single bedroom together with a bathroom including a shower, bath, WC, semi countertop basin with fitted bathroom furniture, The second floor has two bedrooms, one with extensive fitted wardrobes and both with Velux windows. The property is immaculate throughout with quality laminate flooring to most rooms, carpet to the stairs and landings and second floor bedrooms and Luxury Vinyl tiles to the bathrooms. The large rear garden is easy to maintain and is laid to lawn with mature shrubs, a large summer house and two patio areas. The garage is a good size and provides access to the rear garden without going through the house. The property is situated in a quiet street with grass verges and mature trees over the road from a green space. The extensive leisure facilities of Hartswood park and public woodlands are just a few minutes walk away. There is a convenience store nearby and a pub and more shops less than half a mile away. Two hundred yards further on and you can be walking in the local fields and woodlands. The front drive has parking for two cars and the garage provides a third parking space - or extensive storage. There is an electric car charging point to the front of the garage. The property benefits from double glazing and gas central heating...

**5**

**Bed Room(s)**

**2**

**Bath Room(s)**

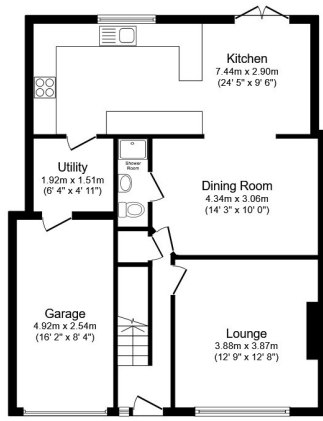
**3**

**Living Room(s)**

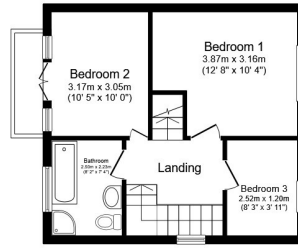
## **FLOOR PLAN**

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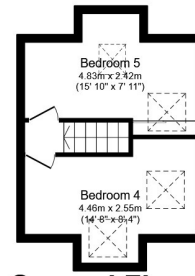
Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 138.5 m<sup>2</sup> (1,491 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             | 74 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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