



South Drive, Warley, Brentwood

£3,250 pcm

Sought After Location

LET AGREED

Introducing a stunning four-bedroom new build family home, conveniently situated within walking distance of both Brentwood's High Street and Train Station for rent.

This property boasts a 10-year new build warranty and impressive features such as a lounge, utility room, and a spacious open plan kitchen diner with bi-folding doors leading to the rear garden.

The first floor offers four good size bedrooms with an ensuite to the main bedroom and a generously sized family bathroom.

Externally, the property features a landscaped rear garden with a patio and lawn, as well as a separate office/garden room with bi-folding doors. There is side access to the front of the property and off-street parking available for approximately two cars. For more information about this exceptional property, please contact us.

Council Tax Band: E

Deposit: £3,750

Holding Deposit: £750

Entrance hall

Entry via front door into hallway, doors to, stairs to first floor landing, under floor heating, karndean flooring throughout.

Cloakroom

Obscured double glazed window to side aspect, under floor heating, karndean flooring throughout, low lever flush WC, wash hand basin.

Lounge

w: 5.36m x l: 4.88m (w: 17' 7" x l: 16')

Double glazed bay window to front aspect, under floor heating, glass double, kardean flooring throughout, pendent & led mood lighting.

Dining Room

w: 8.56m x l: 5.13m (w: 28' 1" x l: 16' 10")

Double glazed bi-folding doors to rear aspect, Velux windows to rear aspect. glass doors leading to lounge, under floor heating, karndean flooring throughout, open plan to kitchen, combination led and pendant lighting.

Kitchen

w: 3.66m x l: 2.62m (w: 12' x l: 8' 7")

Modern fitted kitchen with seimans integral appliances, white matt finish cabinetry, peninsular with built-in storage and channel lighting, quartz work tops, combination oven/ microwave, induction hob with vented extraction unit, stone worktops, under floor heating, karndean flooring.

Utility Room

Double glazed window to side aspect. under floor heating, karndean flooring throughout.

Landing

Doors to, access to loft.

Bedroom 1

w: 3.89m x l: 3.35m (w: 12' 9" x l: 11')

Double glazed window to front aspect, door to ensuite, radiator.

En-suite Shower Room

Modern bathroom suite with walk in double shower, low level flush WC, wash hand basin, tiled floor, heated towel rail. spot lighting.

Bedroom 2

w: 3.66m x l: 3.35m (w: 12' x l: 11')

Double glazed window to front aspect, radiator.

Bedroom 3

w: 3.89m x l: 3.25m (w: 12' 9" x l: 10' 8")

Double glazed window to front aspect, radiator.

Bedroom 4

w: 2.82m x l: 3.2m (w: 9' 3" x l: 10' 6")

Double glazed window to front aspect, radiator.

Family Bathroom

Obscured double glazed window to side aspect, modern bathroom suite, heated towel rail, spot lighting.

Rear Garden

Landscaped rear garden with patio area, outbuilding/ office space with bi-folding doors, power & lighting, internet connection. Side access.

Front Garden

Block paved drive way with off street parking for two cars, side gate to garden.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



First



Ground

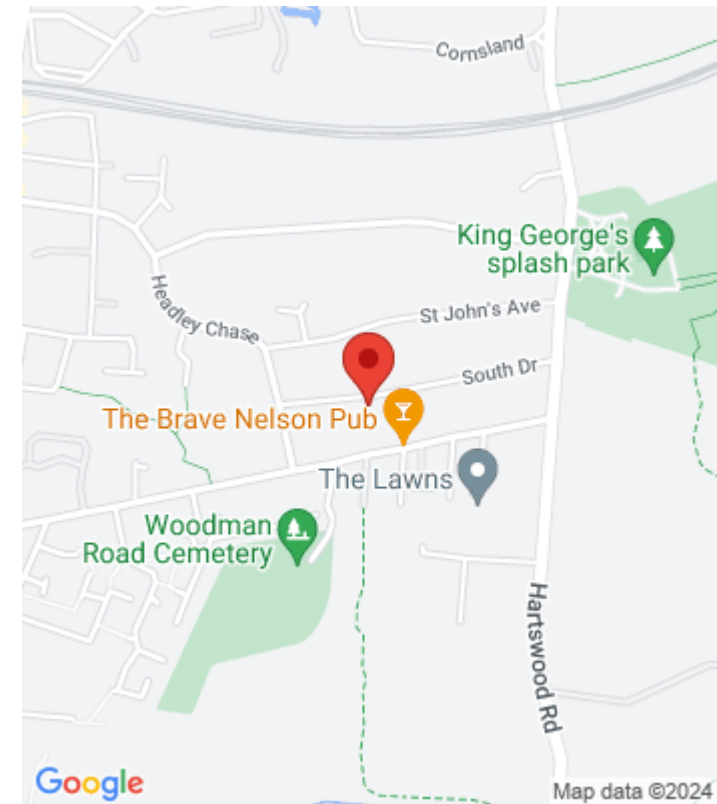


North



5a South Drive, Brentwood

Illustration for identification purposes only. Measurements are approximate and not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F	37	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.