



**Henton Kirkman**  
- Residential -

01277 500800  
office@hentonkirkman.co.uk



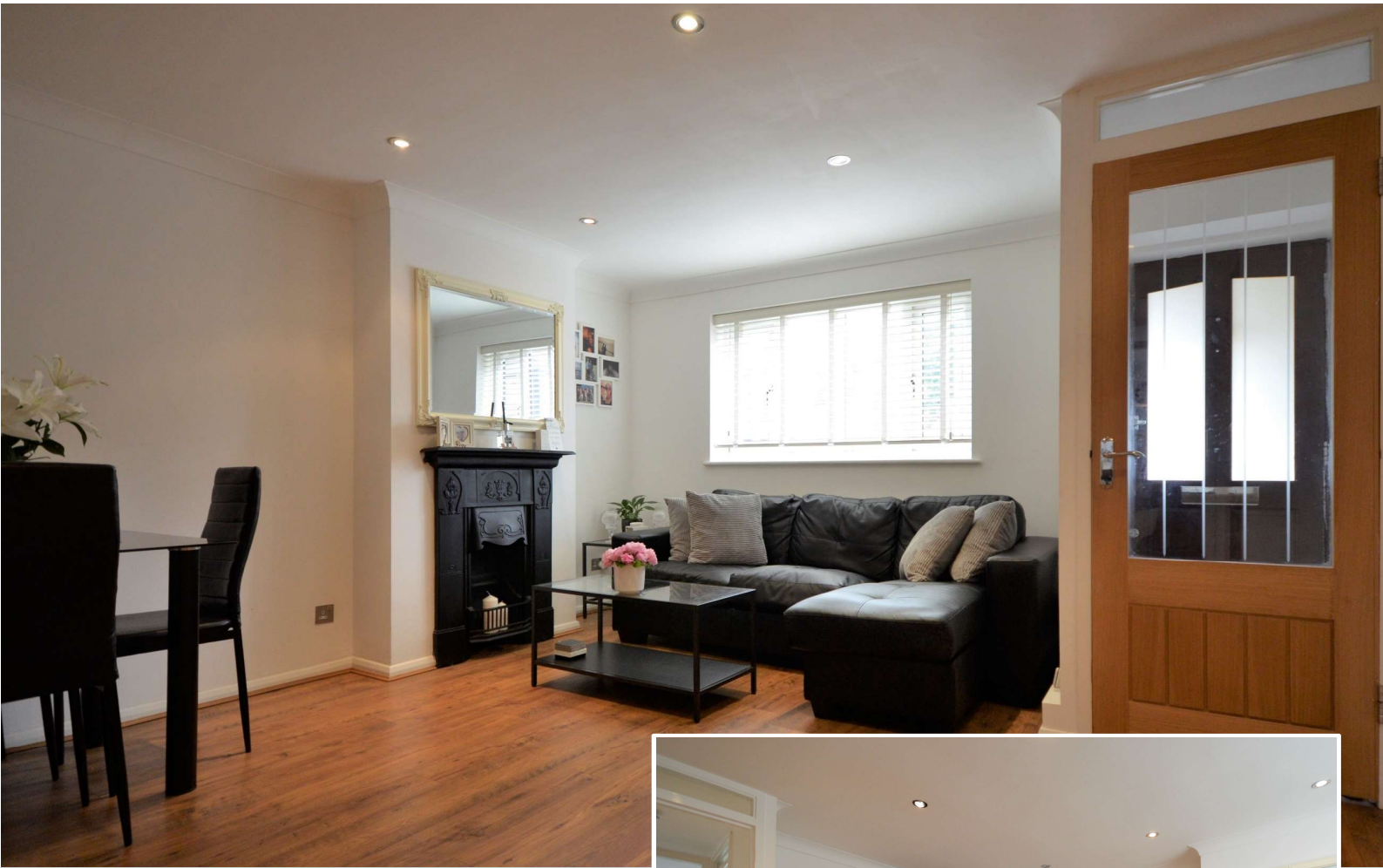
## Wellington Place, Brentwood

Price £950 pcm

AVAILABLE FROM THE 2nd WEEK IN OCTOBER.

Ideal for the City Commuter, this Modern Ground Floor Maisonette is just 0.6 mile (12-minute walk) to Brentwood Mainline Railway Station and just a mile (20 minute walk) from the High Street, with the stylish interior complimented by a private Rear Garden and a Garage. Walking through your own Street Front Door into the Hall you are greeted with high quality Oak internal doors and neutral decor together with a mix of attractive wood laminate and tiled flooring.

An ornate 'Cast Iron' fireplace is the focal point of the good-sized Lounge/Diner which also has inset downlighting. There is an additional internal hall that gives access to the remaining rooms, the Kitchen, Bedroom and Bathroom. The Shaker style doors, wooden worktops and an enamel double in the kitchen give a timeless elegance and an external 'back door' opens out to the Garden. Light bounces off the sugar white walls and mirrored wardrobes in the bedroom making it very light and bright and the smart refitted white bathroom has feature waterfall mixer taps in the bath and basin. Further features include Upvc windows which have been put in the Lounge, Bedroom & Bathroom, Gas Central Heating via radiators and the long Lease this property benefits from - 146 years! Out on the main road just a 3-4 minute stroll away is a 'Shell Select' Garage incorporating a Convenience Store with a Tesco Express just a one minute walk further, the pair providing the daily essentials without the need to pop to the High Street.



**ENTRANCE HALL** - A covered entrance porch with store cupboard and adjoining garden area, gives shelter and a PVCu door opens into this hall which has wood style laminate flooring, a slim storage cupboard houses the electric fuse box and smart meters and a glazed oak door that then opens to the lounge/diner.

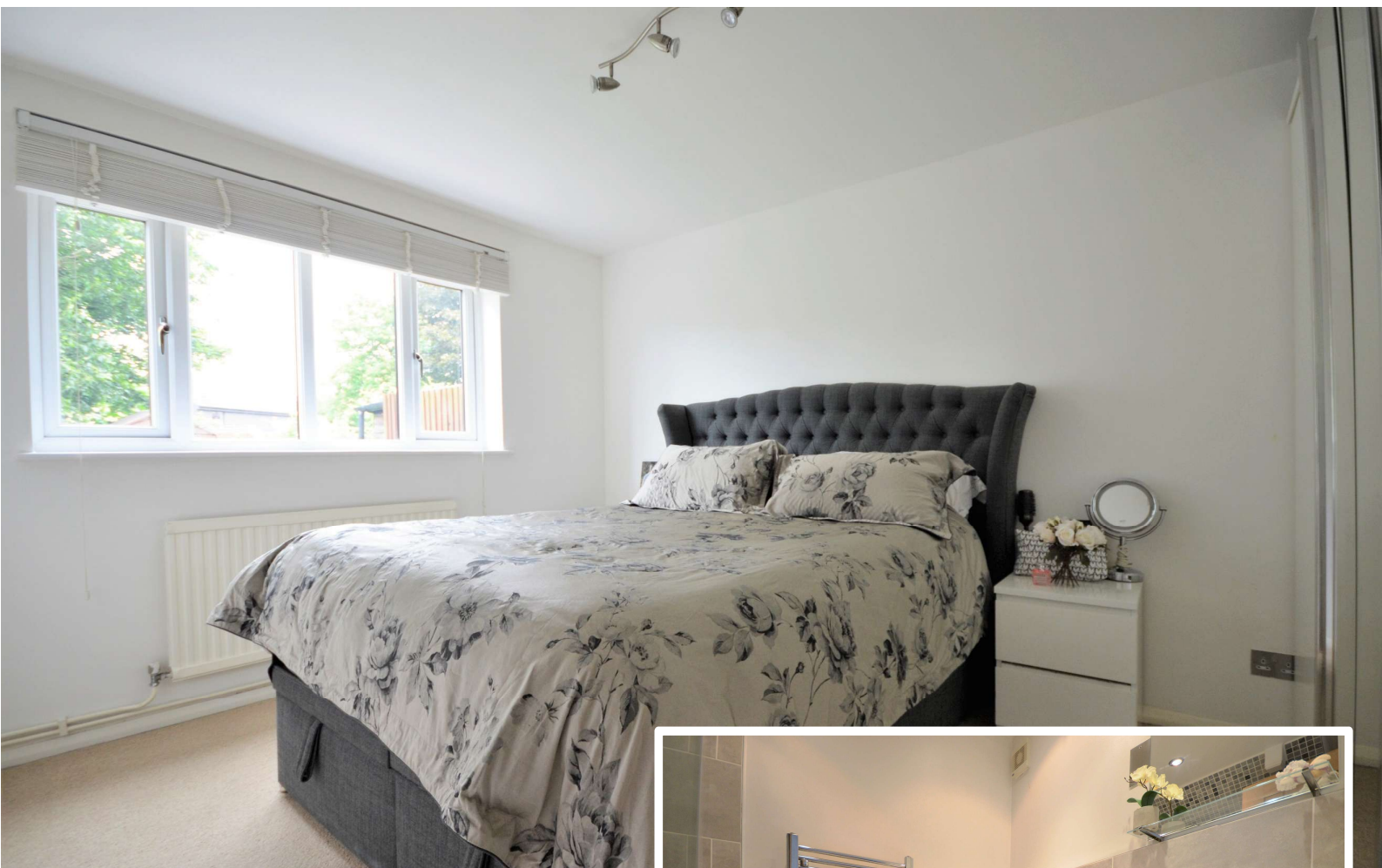
**LOUNGE/DINER 4.71m x 4.22m max > 3.07m** - The laminate floor continues into this front facing lounge which has inset downlighters and mock fireplace that nicely compliments the modern feel yet cosy feel to this room.

**BEDROOM 3.91m x 2.84m** - Positioned to the rear, this good-sized bedroom looks onto the rear garden.

**BATHROOM** - Having been refitted in a well-chosen modern white suite this bathroom with a tiled floor and part tiling to walls, will be amongst the best you will see in similar properties. There is a low level wc with push button flush, a semi ped wash basin to maintain floor space which has a waterfall mixer tap and a panel enclosed bath which also has a waterfall mixer tap, shower screen and shower attachment.

**KITCHEN 2.78m x 2.47m** - This naturally light and bright kitchen has a window and door opening onto the garden as well as free standing white painted units with wood block worktops which incorporate a double enamelled sink unit with a flexi mixer tap, a gas cooker which will remain as well as the fridge freezer and washing machine.





## OUTSIDE

**REAR GARDEN** - The rear garden measures a very reasonable 9.5m x 5.5m, so there is ample space for a smoky barbeque and table and chairs for the days of entertaining. There is a patio area and lawn with shrub borders and a most convenient outside power point.

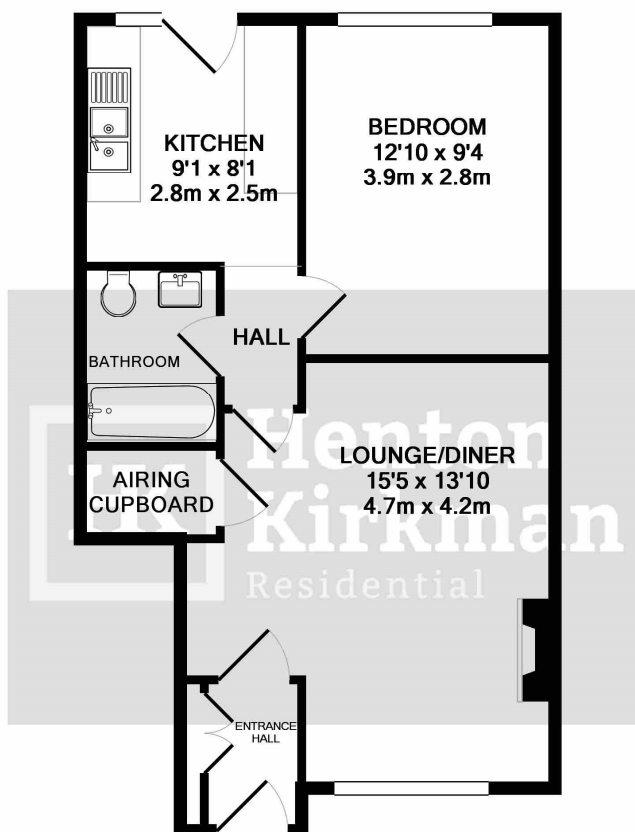
**GARAGE** - Located in a nearby block this has an up and over door.

## ABOUT THE AREA - BRACKENWOOD DEVELOPMENT

Built in the 1990's, this sought after modern Commuter Estate is in the sought-after Warley area of South Brentwood. Brentwood Railway Station is just under 3/4 mile away giving City access in well under an hour (or if you drive a little further to Shenfield Station - about 8 minutes further drive - the fast train whizzes you to London Liverpool Street in just 26 minutes).

27 acres of Warley Playing Fields are just a couple of minutes jog away and local shops adjacent to the development on the main Warley Road include a handy 'Shell Select' Garage incorporating a Convenience Store and a Tesco Express.





Whilst every care has been taken in the preparation of these details they are for guidance purposes only and no guarantee can be given to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies can inadvertently occur. The agents have not tested the appliances or central heating and interested applicants are advised to make their own investigations.



e: [office@hentonkirkman.co.uk](mailto:office@hentonkirkman.co.uk)  
w: [www.hentonkirkman.co.uk](http://www.hentonkirkman.co.uk)  
t: 01277 500800



137a High Street  
Billericay  
Essex  
CM12 9AB

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