

Osborne Heights, Brentwood

Guide Price £875,000 - £900,000

4 3 2

Key Features

- OFFERED CHAIN FREE
- SOUGHT-AFTER CLEMENTS PARK DEVELOPMENT
- OVER 2,000 SQ FT OF VERSATILE ACCOMMODATION
- FOUR GENEROUS DOUBLE BEDROOMS
- THREE BATHROOMS INCLUDING TWO EN-SUITES
- EPC rating C















OFFERED CHAIN FREE - AN EXCEPTIONAL OPPORTUNITY TO SECURE A SUBSTANTIAL FAMILY HOME IN A SOUGHT-AFTER WOODLAND SETTING.

Situated within the highly sought-after Clements Park development, this beautifully presented four-bedroom townhouse is offered to the market with no onward chain, providing an attractive opportunity for buyers seeking a potentially smoother and more straightforward purchase. Offering approximately 2,045 sq ft of spacious and versatile accommodation arranged over four floors, the property enjoys an enviable position backing onto woodland, combining generous living space, contemporary comforts and a peaceful setting.

The ground floor welcomes you with a spacious entrance hallway, cloakroom and a useful utility room providing direct access to the rear garden. A further reception room offers excellent flexibility as a family room, home office or playroom, while the converted section of the garage provides additional space currently utilised as a gym and storage area.

Occupying the first floor is an impressive reception room featuring an attractive fireplace, flowing through to a well-appointed kitchen/dining area with integrated appliances. Designed for both everyday family living and entertaining, this floor also benefits from access to a private balcony overlooking the rear garden and adjoining woodland, providing a wonderful space to relax and enjoy the surroundings.

The second floor comprises two generous double bedrooms, both benefiting from en-suite facilities, with one also enjoying a walk-in wardrobe. Two further double bedrooms occupy the third floor, together with a family bathroom and additional storage room, offering excellent accommodation for growing families.

Externally, the property enjoys a well-maintained rear garden with an attractive sun terrace, ideal for outdoor dining and entertaining. Direct access to the adjoining woodland further enhances the appeal of this delightful setting. To the front, a private driveway provides off-street parking for two vehicles.







Ideally positioned approximately 0.8 miles from Brentwood railway station, with Elizabeth line services into London, the property is also conveniently located for Brentwood High Street, approximately 1.2 miles away, offering an excellent selection of shops, restaurants and amenities. Warley Country Park, Holly Trees Primary School and excellent road connections via the A12 and M25 are also within easy reach.

With no onward chain, substantial accommodation and a beautiful woodland backdrop, this impressive home presents a rare opportunity to enjoy spacious family living in one of Brentwood's most desirable residential developments.

Living Room 5.3m x 2.8m (17'5" x 9'2")

Living Room 3.85m x 5.9m (12'7" x 19'5")

Kitchen/Diner 4.15m x 5.9m (13'7" x 19'5")

Utility 2.91m x 2.7m (9'6" x 8'11")

Bedroom 2.9m x 4m (9'6" x 13'1")

Bedroom 3.06m x 5.8m (10'0" x 19'0")

Bedroom 3.5m x 3.45m (11'6" x 11'4")

Bedroom 3.66m x 3.34m (12'0" x 11'0")

WC

En-suite 1.95m x 2.15m (6'5" x 7'1")

En-suite

Bathroom 2.6m x 2.4m (8'6" x 7'11")

Garage 1.8m x 2.87m (5'11" x 9'5")

Walk-in Wardrobe 2.7m x 1.65m (8'11" x 5'5")

Store 2.3m x 2.3m (7'6" x 7'6")

Balcony 2.4m x 3m (7'11" x 9'10")

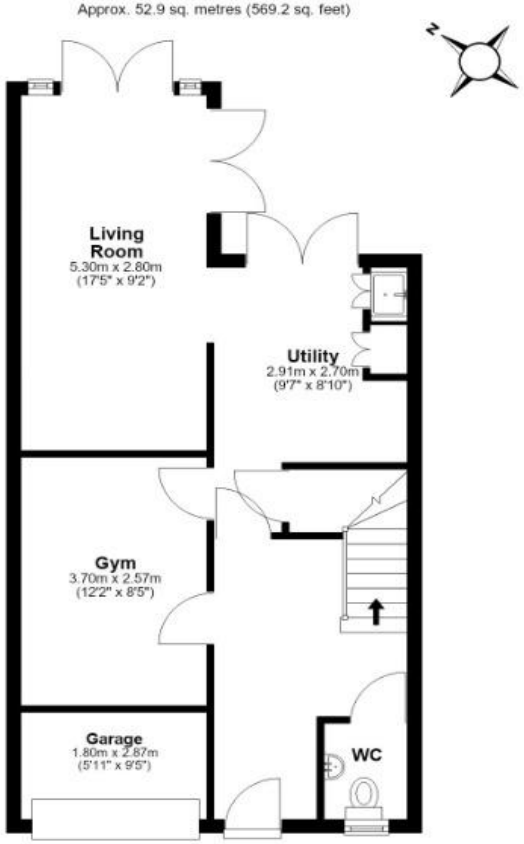






Ground Floor

Approx. 52.9 sq. metres (569.2 sq. feet)



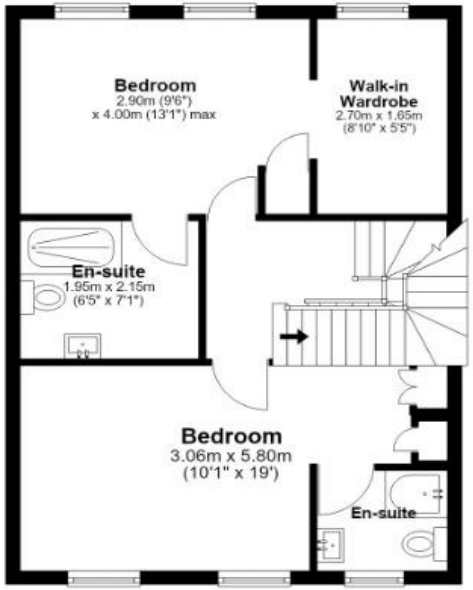
First Floor

Approx. 48.2 sq. metres (518.4 sq. feet)
(excluding Balcony)



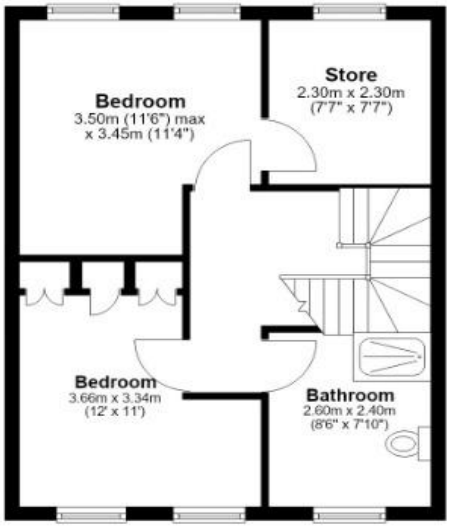
Second Floor

Approx. 47.1 sq. metres (506.5 sq. feet)



Third Floor

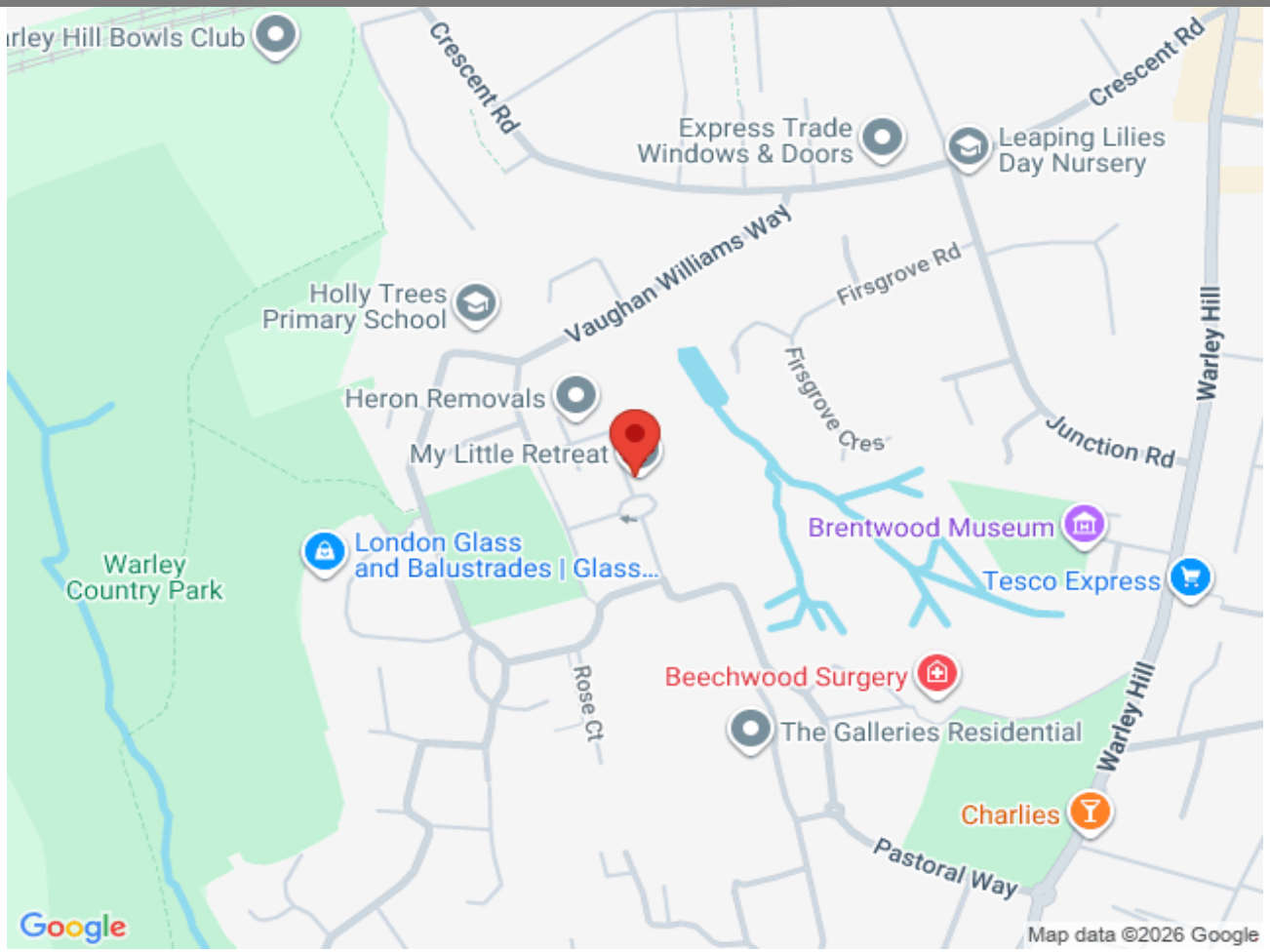
Approx. 41.7 sq. metres (449.3 sq. feet)



Total area: approx. 189.8 sq. metres (2043.4 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.
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Osborne Heights



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

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