



Kempsters

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ESTATE AGENTS

13 Cricketers Lane
Herongate Brentwood CM13 3PZ



Offers in the region
£360,000

A charming Grade II Listed "Secret Cottage", with far reaching views over open farmland to the rear. The property is situated behind the Green Man Public House in the heart of the village of Herongate. Nearby Brentwood, lying less than 3 miles away offers an excellent range of shops, restaurants, schools as well as a main line railway station providing rail services into London Liverpool Street.



- Backing Open Farmland At Rear
- Grade II Listed - EPC Exempt
- Charm And Character Throughout
- Lounge/Diner 19'3 x 10'6>8'5
- Kitchen 14'2 x 10'2
- Bedroom 11' x 8'10
- Dressing Room/Study/Possible Child Bedroom 11'5 x 10'7
- Ground Floor Bathroom
- Rear Garden Approx 50'
- No Onward Chain



ENTRANCE LOBBY

Beamed ceiling, radiator, tiled floor.

BATHROOM

Opaque glazed window to side, beamed ceiling, extractor fan, suite comprising bath with mixer tap and shower attachment, vanity unit with wash hand basin and low flush toilet, heated towel rail, shaver point, tiled floor.

LOUNGE/DINER

19'3 x 10'6 reducing to 8'5 (5.79m'0.91m x 3.05m'1.83m reducing to 2.44m'1.52m)

Secondary glazed windows to front, rear and side, several exposed beams, feature fireplace, two radiators, built-in storage cupboard, power points, stained floorboards to lounge area, exposed brick flooring to dining area.

KITCHEN

14'2 x 10'2 (4.27m'0.61m x 3.05m'0.61m)

Multi paned windows to rear and side, door to rear garden, beamed ceiling, range of base level cupboards with contrasting work surfaces, inset butler sink, integrated slimline dishwasher, space for gas cooker, fridge, freezer and washing machine, built-in storage cupboard, radiator, power points, tiled floor.

LANDING/DRESSING ROOM/POSSIBLE CHILD BEDROOM

11'5 x 10'7 (3.35m'1.52m x 3.05m'2.13m)

Secondary glazed window to rear, pitched beamed ceiling, radiator, power points, fitted carpet.

BEDROOM

11' x 8'10 (3.35m' x 2.44m'3.05m)

Secondary glazed window to front, radiator, power points, stained floorboards.

REAR GARDEN

in excess of 50' (in excess of 15.24m')

Backing open farmland and comprising two patio areas, lawn and decorative stone area, timber shed.



SMALL FRONT GARDEN

Laid with tiles.

COUNCIL TAX

Band D

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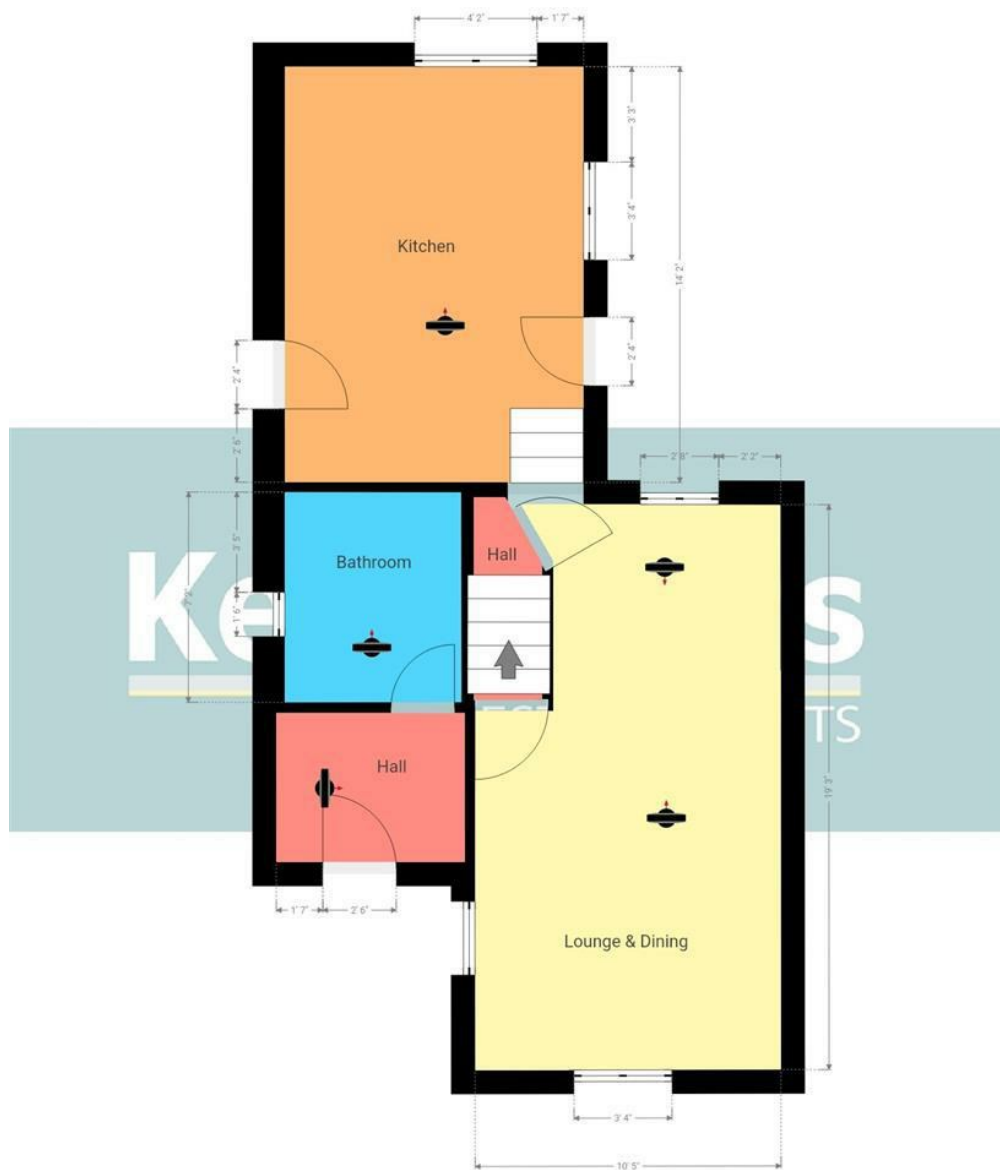












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