



Keith
Ashton

Warleywoods Crescent,
Brentwood



9 WARLEYWOODS CRESCENT

Brentwood, CMI 4 5JD

GUIDE PRICE £650,000 to £670,000

Positioned along one of Brentwood's most sought after roads, and occupying a sizeable plot with a wonderful outlook over the green, is this extended four bedroom semi-detached property. Ideally located for easy access to Brentwood high street and railway station with its newly opened Elizabeth Line service, as well as being close to Holly Trees School.

- Within a quarter of a mile of Brentwood Station
- Set back from the road
- Generous Garden
- Parking
- Annex potential
- Central location
- Overlooking a Green
- Popular Schools nearby

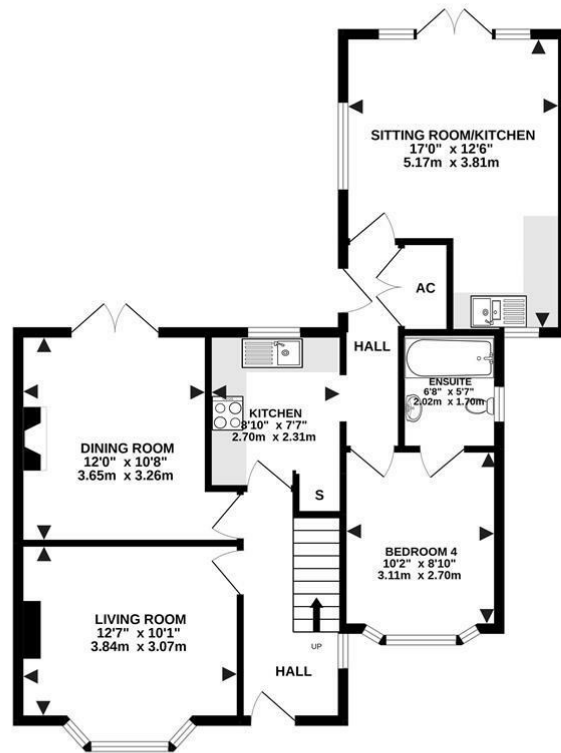


Description

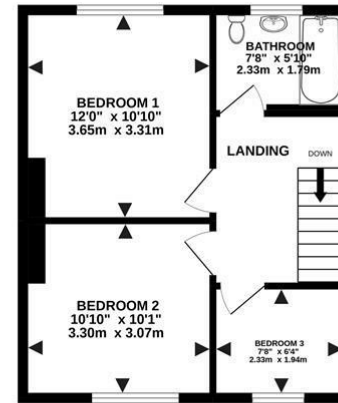
The house needs some modernisation, boasting two reception rooms, one with a delightful bay window overlooking the green and a modern kitchen, in addition there is a further open-plan kitchen/living room and double bedroom with an ensuite bathroom, ideal flexible accommodation if you need an annex. Upstairs there are two double bedrooms and a well-proportioned single with a modern family bathroom. The generous rear garden provides a wonderful outside space and incorporates a parking area which is accessed via a private driveway running behind the properties. Nearby you will find popular schools and country parks.



Ground Floor
773 sq.ft. (71.8 sq.m.) approx.



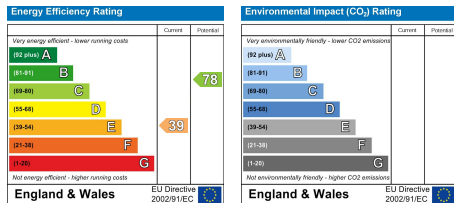
1st Floor
399 sq.ft. (37.1 sq.m.) approx.



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TOTAL FLOOR AREA: 1172 sq.ft. (108.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SERVICES:

Local Authority: Brentwood
Council tax band: D
Post code: CM14 5JD

VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

OPENING HOURS:

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

MORTGAGE INFORMATION: We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 260858 or visit our interactive website at www.mortgagebusiness.net



We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website www.keithashton.co.uk

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