



Keith  
Ashton

Warley Hill, Great Warley  
Brentwood



## 268 WARLEY HILL

Great Warley Brentwood, CM13 3AA

GUIDE PRICE £675,000 - £725,000. This recently renovated and extended property, beautifully presented throughout, is set in a great position for the commuter, with Brentwood's mainline railway station being just a short walk away, offering a regular fast service into London plus the newly opened Elizabeth Line. Families can also appreciate the convenience of this location as there are parks and woodland walks on offer close by, along with local shops and some excellent schools for you to choose from, whether you need nursery or senior school level. Brentwood's busy high street, with its multitude of options for shopping and socialising, is within just one and a half miles.

GUIDE PRICE £675,000-£725,000

- DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- RECENTLY EXTENDED & RENOVATED
- STUNNING KITCHEN/DINING ROOM
- THREE DOUBLE BEDROOMS
- SHORT WALK TO BRENTWOOD STATION
- Spacious Rear Garden
- 1.5 MILES TO BRENTWOOD HIGH STREET



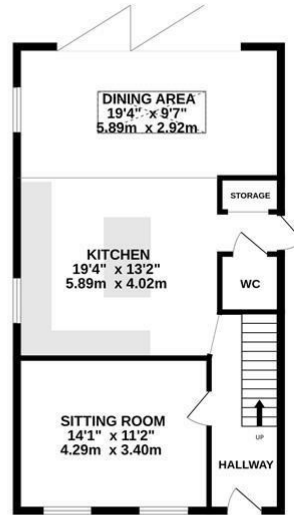
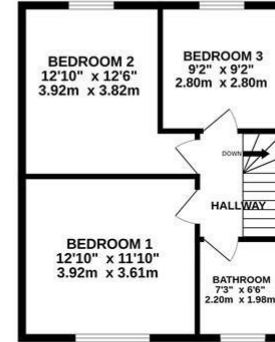
## Description

As soon as you enter into this beautifully designed property you are instantly aware of the bright and airy accommodation throughout, commencing with the attractive hallway, with stairs rising to first floor, and a door leading you into the sitting room set at the front of the house. This is a lovely room for the family with an attractive ceiling, large windows, feature fireplace with log burner, and plenty of room for your sofas and chairs so you can all gather around. There is the added convenience of a downstairs cloakroom to the ground floor. To the rear of the property, you will find the wow factor of this family home, a truly fantastic kitchen/dining area, with many stunning features, plenty of cupboard space at both eye and base level, integrated appliances, utility cupboard, attractive complementing worktop space, plus a feature central island and breakfast bar. With the full width bifold doors at the rear flooding the room with light and overlooking the garden, this is truly a wonderful space for entertaining or just relaxing on your comfy chairs or around the dining table. Heading up to the first floor, you will find three double bedrooms, all nicely presented, with space for your cupboards and drawers, plus a modern three piece family bathroom. Externally there is a good sized rear garden, commencing with a decked area, ideal for your garden furniture, the remainder being mostly laid to lawn, plus a door leading into the detached garage, a perfect space to be turned into a man/woman cave or childrens playroom. To the front of the property, the large shingled driveway provides parking for a number of vehicles, with access at both sides of the house to the rear.

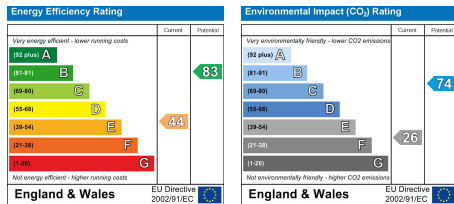


GROUND FLOOR  
787 sq.ft. (73.1 sq.m.) approx.

1ST FLOOR  
471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1258 sq.ft. (116.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**SERVICES:**

Local Authority: Brentwood  
Council tax band: E  
Post code: CM13 3AA

**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](http://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](http://www.keithashton.co.uk)

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Tel. 01277 260858

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Tel. 01277 375757

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