



**Keith  
Ashton**

Vaughan Williams Way, Warley  
Brentwood



## 72 VAUGHAN WILLIAMS WAY

Warley Brentwood, CM14 5WQ

\*\* GUIDE PRICE £475,000 - £500,000 \*\* Set within the sought after Clements Park development, this unique mews style property has been beautifully decorated throughout and presents to the highest of standards. With shops, schools and other services close to hand, along with being just 0.7 miles to Brentwood railway station, with its fast service into London, plus the now established Elizabeth Line offering further links onward, including to Heathrow airport, this property could suit all generations. In addition, there is easy road access to the A12/M25, plus you are not far away from Thorndon Country Park, offering a great range of activities or just simple woodland walks.

GUIDE PRICE £475,000-£500,000

- ATTRACTIVE MEWS STYLE HOME
- TWO DOUBLE BEDROOMS
- ENSUITE TO MASTER
- STUNNING KITCHEN/DINER
- SPACIOUS LOUNGE WITH JULIET BALCONY
- ALLOCATED PARKING
- 0.7 MILES TO BRENTWOOD STATION
- EXCELLENT SCHOOLS NEARBY

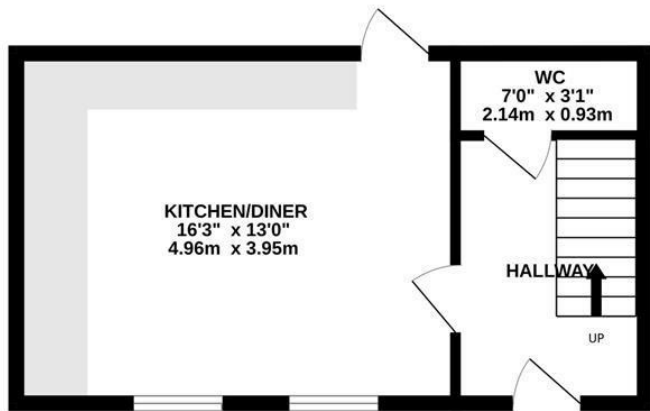


## Description

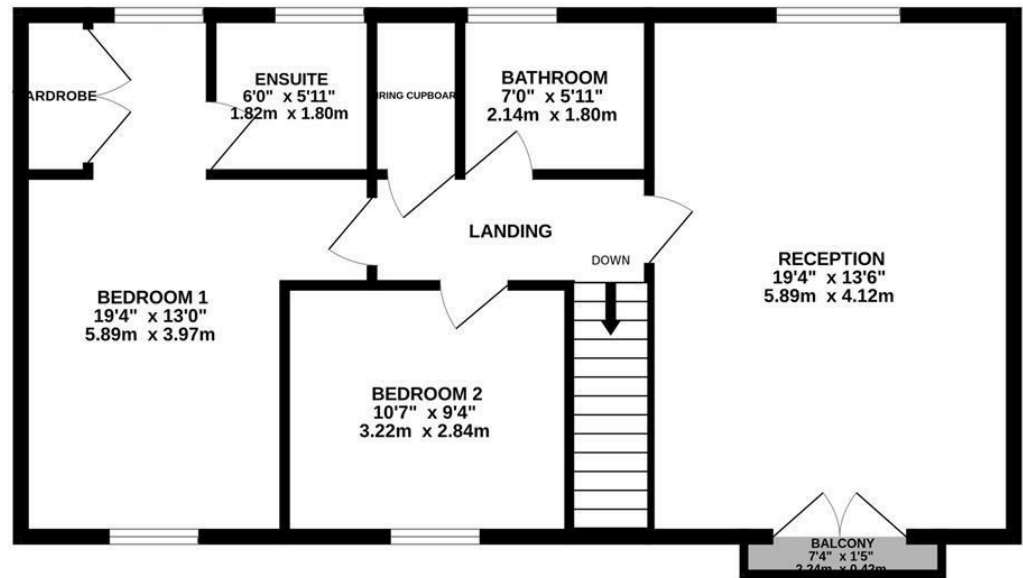
A pathway leads through an attractive frontage to the entrance door which takes you inside this beautifully presented and spacious property. The large entrance hallway has stairs rising to the first floor, with a convenient understairs storage cupboard, perfect for dropping off your coats and shoes before heading further inside. There is also a cloakroom at the end of the hall plus a door leading you through into the stunning kitchen/diner, furnished with matching eye and base level units, feature spotlights to the ceiling, a range of integrated appliances and plenty of worktop space to prepare your meals, There is ample room for a dining table and chairs plus a door to the rear. Heading upstairs you will find the landing giving you access into the extremely generous sized living room, a warm and welcoming space with wood effect flooring and a central fireplace with much room surrounding it for your sofas and chairs for the family to gather. There are double doors which open out to the juliet balcony, allowing the room an abundance of natural light and also ideal to allow some natural air inside during the warmer months. There are two double bedrooms, the main bedroom having a large storage cupboard and plenty of space for additional furniture, whilst also having its own dressing area and modern ensuite shower room, The family bathroom matches the styling of the ensuite and has been beautifully finished. The whole home has been thoughtfully designed and presented and offers many attractive features and options for your family living. Externally there is the convenience of allocated parking.



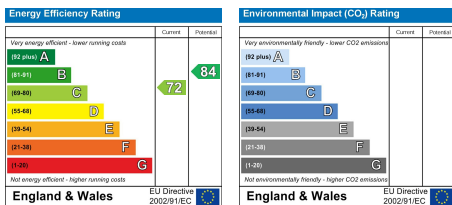
**GROUND FLOOR**  
302 sq.ft. (28.1 sq.m.) approx.



**1ST FLOOR**  
712 sq.ft. (66.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1014 sq.ft. (94.2 sq.m.) approx.**  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**SERVICES:**

Local Authority: Brentwood  
Council tax band:  
Post code: CM14 5WQ

**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)