



Keith  
Ashton

Woodman Road, Warley  
Brentwood



## 13 WOODMAN ROAD

Warley Brentwood, CM14 5BG

**\*\*GUIDE PRICE £675,000 - £700,000\*\*** This exceptional red brick period property has been transformed by the current owners and now offers high specification living, perfect for the modern family. It is situated in the sought-after location of Old Hartswood, which is just a short walk to the popular King Georges Playing Fields and within walking distance of the station and town centre.

- Period red brick semi detached cottage
- Beautifully extended and renovated
- South facing rear garden
- Three good-sized bedrooms
- Bespoke hand made kitchen
- Bathroom & En-suite
- Fabulous Family Room
- Sought after location

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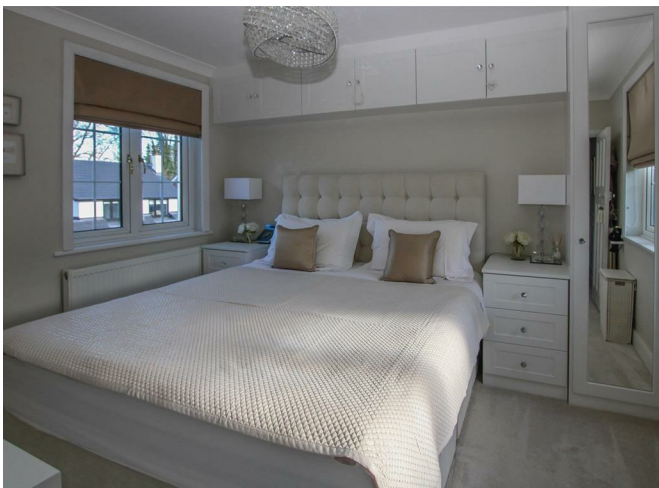


## Description

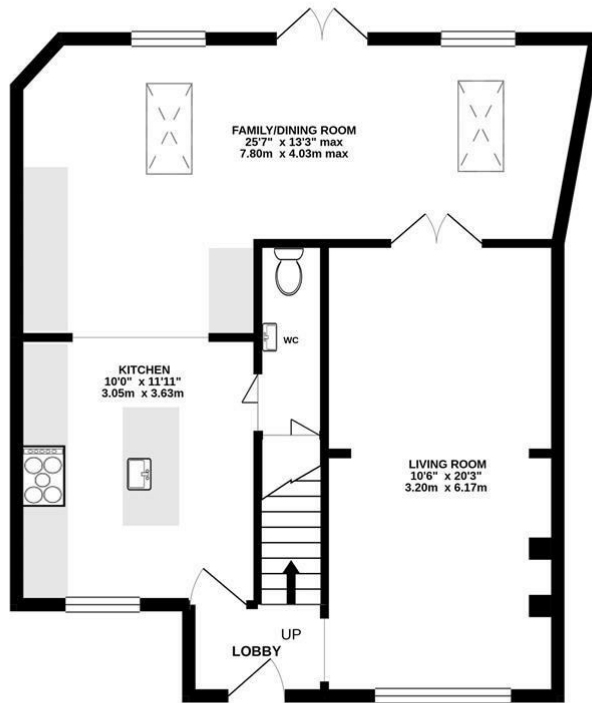
You enter the property via steps to the front door and a lobby with stairs to the first floor and access to the beautiful bespoke handmade kitchen. This tasteful kitchen, with a window to the front, has plenty of eye and base level units, with integrated appliances and a central island with a useful breakfast bar. This opens into a fabulous family/dining area that runs across the back of the house, with a further larder and laundry cupboard. This is a lovely light and airy space, with two windows to the rear and French doors overlooking and leading to the rear garden, plus two skylights, giving the area plenty of natural light. It also has the benefit of under-floor heating. Glazed double doors open to the spacious and stylish living room which benefits from neutral decor and has a log-burning stove in the feature fireplace. A useful ground floor cloakroom completes the ground floor accommodation. The first-floor has three well-proportioned bedrooms, the master benefiting from dual aspect windows and an en-suite shower room. There is also an attractive bathroom.

The south-facing garden commences with a recently laid patio area, leading to a neat lawn. There is both side and rear access and a canopy to the side for further storage. The front offers parking for two vehicles.

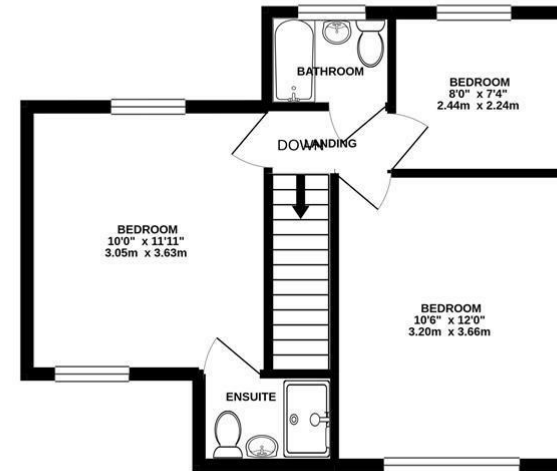
This lovely home is in a sought-after location and has been extended and renovated to a very high standard. With a choice of great schooling and all that Brentwood has to offer close by, we feel it would make a fabulous home for the discerning family.



GROUND FLOOR  
680 sq.ft. (63.2 sq.m.) approx.

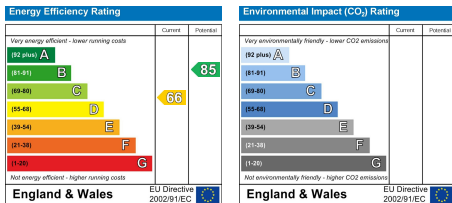


1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 1100 sq.ft. (102.2 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 5BG

**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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