



Keith
Ashton

Woodman Road, Warley
Brentwood



107 WOODMAN ROAD

Warley Brentwood, CM14 5AU

Guide Price - £625,000 - £650,000

Guide Price - £600,000 - £650,000 Situated along one of Warley's most popular roads, within close proximity of both King Georges park, Brentwood mainline station and vibrant High Street, is this extended three bedroom semi-detached family home. Offering spacious internal accommodation, a south facing garden and off-street parking for two to three cars, the highlight of this property is the large 'L-shape' kitchen/living/dining room that overlooks the rear garden. The addition of a separate, bay fronted sitting room, utility room with side access and ground floor shower room add to the extensive list of positive features about this character home.

- Three Bedrooms
- Family Bathroom & Ground Floor Shower
- Semi-Detached Family Home
- South Facing Rear Garden
- Popular Old Hartswood Location
- Separate Utility Room
- Extended Open Plan Kitchen
- Ample Off-Street Parking



Description

The internal accommodation commences with a spacious entrance hallway that provides access to the ground floor reception space, ample understairs storage and direct access to the ground floor shower room. Situated to the front of the property is the cosy sitting room that is centred around a feature fireplace and draws light from a bay window to the front elevation.

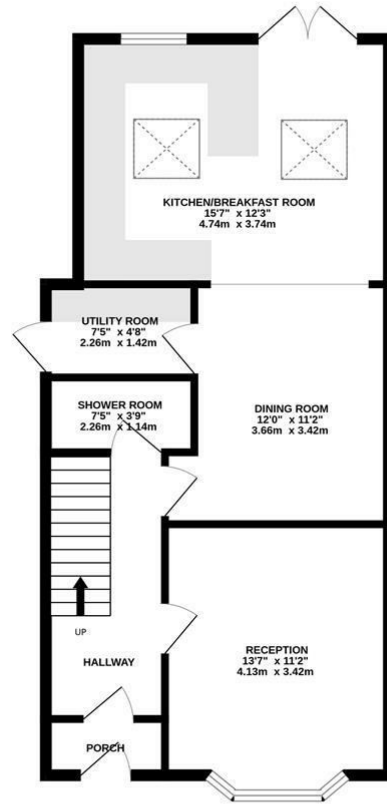
Located at the rear of the property is the extended, open-plan kitchen/living/dining area which features a pair of roof lights and double patio doors leading to the rear garden. The kitchen area comprises a range of above and below counter storage units, ample worktop space and various integrated appliances. Also accessed from there is the separate utility room which also has side access.

Heading upstairs, there are a pair of well proportioned double bedrooms accessed from the spacious landing. The third bedroom is a sizeable single room while the contemporary family bathroom completes the internal layout.

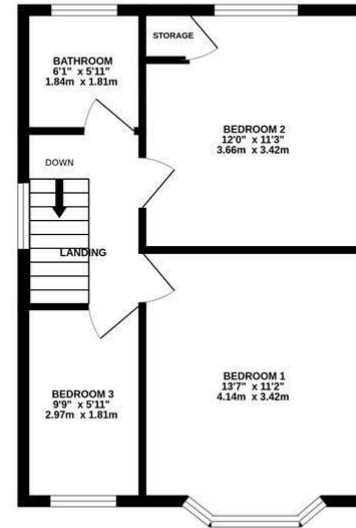
Externally, there is a large, un-overlooked south facing rear garden that is laid principally to lawn, with a substantial wood cabin located at the foot of the garden complete with power and broadband connectivity. Meanwhile, to the front there is a block paved driveway with parking for two to three cars.



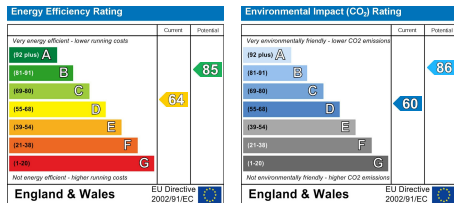
GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 1045 sq.ft. (97.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:

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

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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