



Keith  
Ashton

South Drive, Warley  
Brentwood



## 12 SOUTH DRIVE Warley Brentwood, CM14 5DJ

GUIDE PRICE £750,000-£800,000

**\*\*GUIDE PRICE £750,000 - £800,000\*\*** Set over three floors, offering an abundance of living space throughout, and with a fantastic garden room/cabin in the garden that could be used for a multitude of options, this beautifully presented property also has the benefit of being situated in one of Old Hartwood's most sought after roads. For all the family needs, the area has the highly popular King Georges Park within a short walk, plus the mainline railway station is approximately half a mile away and offers great transport links into London and beyond with the now established Elizabeth Line even giving access to Heathrow airport. There are excellent schools in the area to choose from, ranging from those nursery needs right up to senior school, plus for those looking for socialising or exercising opportunities, you will find plenty of bars, cafes, restaurants, gyms and classes in the nearby vicinity.

BEAUTIFULLY PRESENTED  
THREE RECEPTION ROOMS

SET OVER THREE FLOORS  
GARDEN ROOM/OFFICE

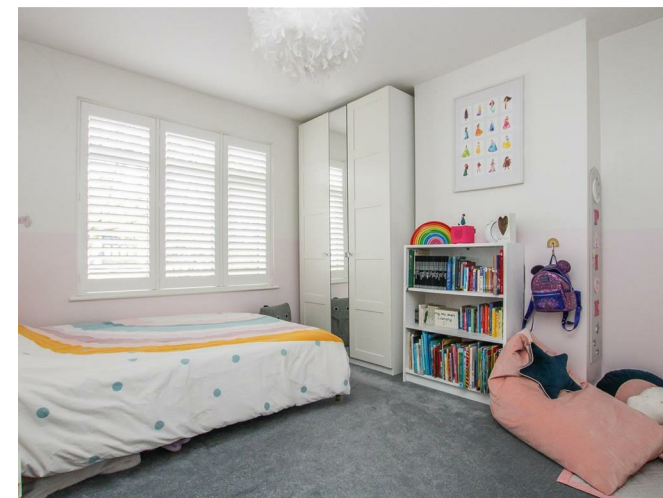
FOUR BEDROOMS  
POPULAR HARTSWOOD LOCATION

TWO BATHROOMS  
HALF A MILE TO BRENTWOOD  
STATION



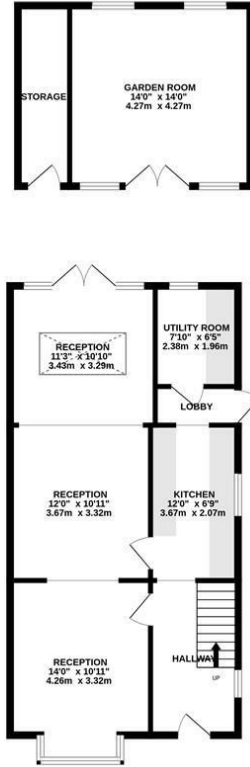
## Description

The expansive accommodation to this lovely family home commences with a good sized hallway, with attractive tiling to the floor, giving access to the ground floor rooms and stairs rising upwards. Immediately to your left you will find the attractive dining room, with feature fireplace and square bay window flooding the room with natural light plus an opening leads you through to the additional reception area, itself open plan to the stunning sitting room to the rear of the property. This is a fantastic space with a feature vaulted ceiling, again allowing an abundance of natural light to flow in, plus with the double doors leading to the outside, this is a wonderful room for relaxation or entertaining. The kitchen has been thoughtfully designed blending both classic and modern options, with a good amount of storage units at both base and eye level, and contrasting wood block work surfaces that complement the room perfectly. From here there is access to an internal lobby, which has a courtesy door leading outside and another door taking you into the convenient utility room, with further matching cupboard units, space for a number of appliances and an inset butler sink. Heading up to the first floor there are three good sized double bedrooms and a three piece family bathroom suite, modern in design. To the top floor the landing leads you to the spacious master bedroom with fitted wardrobes to one wall and its own modern ensuite shower room, plus a large storage room. Externally the south facing rear garden has been attractively landscaped with patio areas, lawn and various option for shrubs and flower beds. To the foot is the very useful garden room/office, fully fitted with power and light, perfect for multi usage for all the family. To the front of the property the paved area provides space for a couple of vehicles to park and a gate allows you side access to the garden.

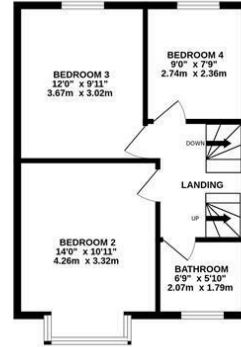




GROUND FLOOR  
880 sq.ft. (81.7 sq.m.) approx.



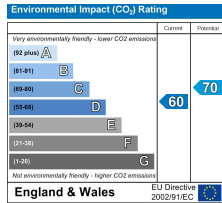
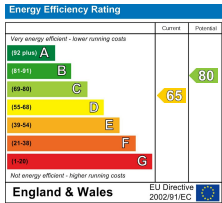
1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



2ND FLOOR  
261 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA: 1578 sq.ft. (146.6 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: CM14 5DJ

VIEWING:  
Strictly by prior arrangement with Keith Ashton Estate Agents

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)

