



Keith
Ashton

Mount Crescent, Warley
Brentwood



69 MOUNT CRESCENT Warley Brentwood, CM14 5DD

Guide Price - £1,000,000 - £1,200,000

****Guide Price - £1,000,000 - £1,200,000**** This is an exceptional opportunity to acquire a beautiful five bedroom detached family home set along arguably one of Brentwood's most desirable roads, available for sale for the first time in over 50 years. The property enjoys a generously proportioned plot with a large frontage and a stunning south facing rear garden extending back in excess of 120ft. Internally the layout is mostly original with a pair of reception rooms and a kitchen breakfast room and W/C to the ground floor, while the first floor has had an additional bedroom added to afford four double rooms alongside a single bedroom and family bathroom.

Five Bedrooms

Two Reception Rooms

Potential to Extend & Develop (STP)

Old Hartwood Location

Spacious Plot

No Onward Chain

South Facing Rear Garden

Detached Family Home



Description

The internal accommodation commences with a sizeable entrance hallway, to the front of the property is the sitting room which draws light from a walk-in bay window to the front elevation. Bi-folding doors open through to the dining room towards the rear of the property with pair of patio doors opening out to the rear garden. Also at the rear of the property is the kitchen/breakfast room with pantry. The cloakroom completes the ground floor layout.

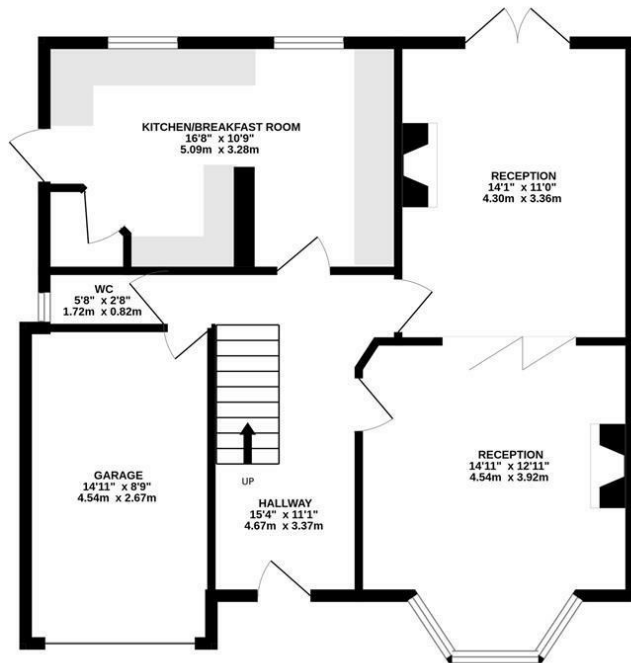
Upstairs, there is a large landing area providing access to the five bedrooms, comprising four double rooms and a further well-proportioned single room. The largest three bedrooms have a wash basin in each room with bedroom two also having a shower. To the rear of the fourth bedroom are a pair of patio doors providing access to a sun terrace. Additionally, there are various storage cupboards along with the family bathroom and separate WC.

Externally, the property enjoys a south facing rear garden that is laid principally to lawn, there are an abundance of mature shrubs and trees throughout the garden. To the front of the property there is off street parking provided via a driveway and integrated single garage.

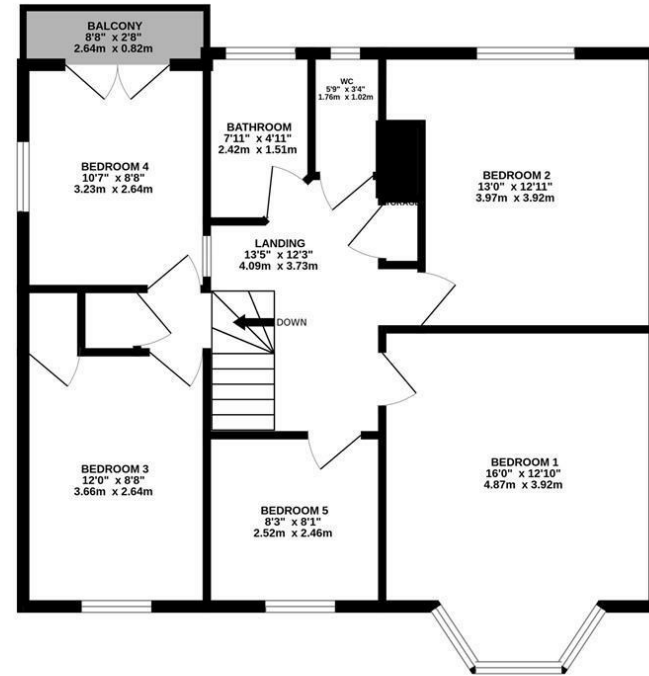




GROUND FLOOR
754 sq.ft. (70.1 sq.m.) approx.



1ST FLOOR
784 sq.ft. (72.8 sq.m.) approx.



TOTAL FLOOR AREA: 1538 sq.ft. (142.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
Not energy efficient - higher running costs	G		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
	B		
	C		
	D		
	E		
	F		
Not environmentally friendly - higher CO ₂ emissions	G		

England & Wales EU Directive 2002/91/EC

SERVICES:
Local Authority: Brentwood
Council tax band:
Post Code: CM14 5DD

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

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

