



Keith  
Ashton

Sussex Road, Warley  
Brentwood



## 11 SUSSEX ROAD Warley Brentwood, CM14 5JQ

Perfect for a first-time buyer, investor or commuter is this two, double bedroom end of terrace cottage. The property is ideally located within close proximity of Brentwood Train Station with fast trains into London Liverpool Street and just a short walk of Brentwood High Street with a range of shops, bars and restaurants. Viewers will also note that the property is under 0.5 of a mile to Holly Trees Primary School and Warley Country Park. The property further enjoys a private rear garden with side access.

- TWO DOUBLE BEDROOMS
- END OF TERRACE COTTAGE
- BRENTWOOD MAINLINE RAILWAY STATION NEARBY
- CLOSE TO BRENTWOOD HIGH STREET
- BEAUTIFULLY FITTED KITCHEN
- IDEAL FIRST TIME BUY
- SPACIOUS SITTING ROOM
- GOOD LOCAL SCHOOLING CLOSE BY

Guide Price £425,000

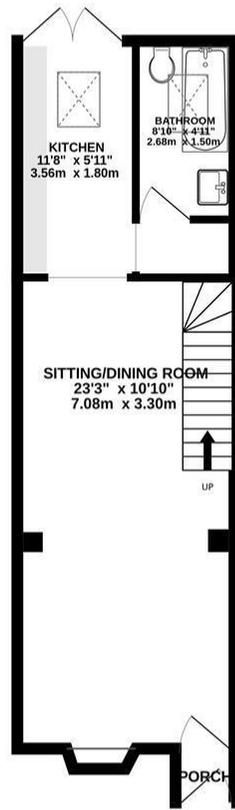


## Description

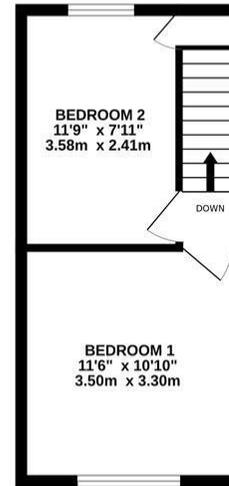
The internal accommodation commences a purpose built porch, giving access to the spacious sitting/dining room. A bright and airy space, with plenty of natural light beaming in from a bay window to the front. The kitchen follows with a range of above and below counter storage units, ample worktop space and various integrated appliances. There is also a sky light in the roof and patio doors leading to the rear garden. A lobby area off the kitchen gives access to a ground floor bathroom which is fitted in a three-piece suite. Rising to the first floor there are two sizable double bedrooms, with bedroom two boasting a fitted storage cupboard. Externally there is a beautifully kept rear garden commencing a paved patio area and the remainder laid to lawn with well stocked plants to borders.



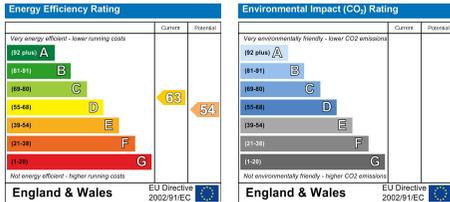
GROUND FLOOR  
387 sq ft. (35.9 sq.m.) approx.



1ST FLOOR  
252 sq ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA : 638 sq ft. (59.3 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 5JQ

**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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