



**Keith  
Ashton**

Warley Hill, Great Warley  
Brentwood





## 246 WARLEY HILL

Great Warley Brentwood, CM13 3AA

£625,000

**\*\*GUIDE PRICE £625,000 - £675,000\*\*** Nestled within easy reach of the bustling High Street and Brentwood Mainline Train Station, this charming three-bedroom semi-detached family home offers both convenience and comfort. With three double bedrooms, a spacious living room, kitchen, dining room, there is also separate utility area, and a ground floor WC. This delightful home is not only well-designed but also perfectly situated for easy access to local amenities and transport links, making it an ideal choice for a growing family.

- Three sizable double bedrooms
- Modern kitchen and separate utility room
- Beautifully kept rear garden
- Attached garage and off-street parking for multiple vehicles
- Ground floor WC
- Close to High Street and Brentwood Mainline Train Station
- Separate utility room
- Two Reception Rooms





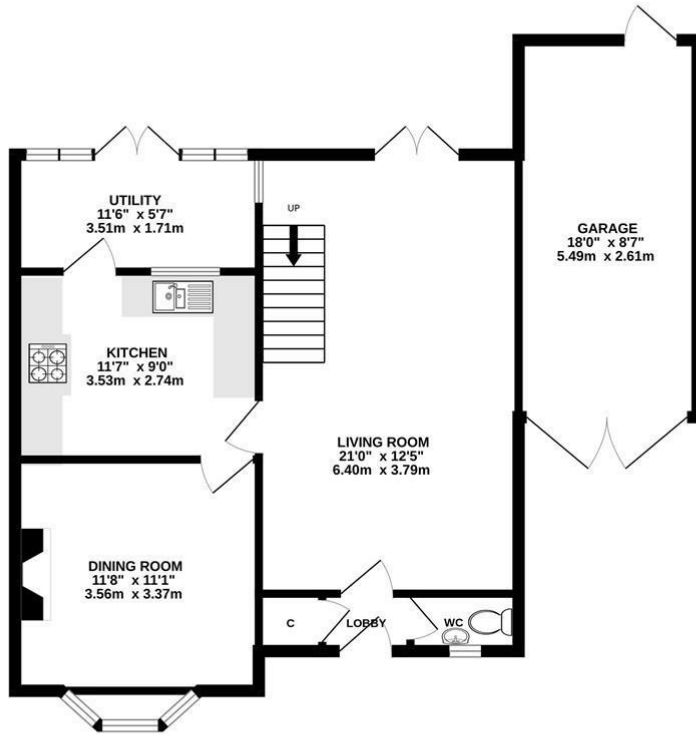
## Description

Upon entering the home, you are greeted by a small lobby area that leads to the spacious living room, bathed in natural light thanks to its direct access to the stunning rear garden. Adjacent to the living room is the dining room, perfect for family meals and gatherings and has an attractive bay window to the front elevation. The kitchen is well equipped with eye and base level storage units, ample worktop surface and space for appliances. A separate utility room, accessible from the kitchen, provides additional convenience and also opens to the rear garden. Completing the ground floor layout is an integral garage, providing secure storage or potential for conversion, and a convenient WC.

Ascending to the first floor, you will find three sizable double bedrooms. The master bedroom boasts fitted wardrobes, offering ample storage space. The remaining two bedrooms are also generously proportioned, making them ideal for children, guests, or a home office. The family bathroom on this level is equipped with a modern suite, including a bath, wash hand basin, and a close-coupled WC. Externally this property enjoys a large rear garden commencing a paved patio area with the remaining laid principally to lawn whilst to the front of the property there is a driveway offering off street parking for multiple vehicles.



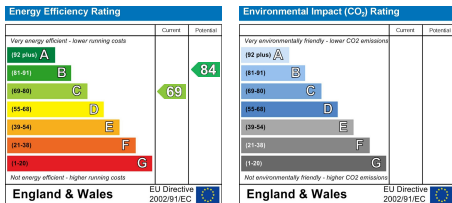
GROUND FLOOR  
751 sq.ft. (69.8 sq.m.) approx.



1ST FLOOR  
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 1275 sq.ft. (118.4 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: CM13 3AA

**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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