



Keith
Ashton

Linden Rise, Warley
Brentwood



23 LINDEN RISE

Warley Brentwood, CM14 5UB

We are delighted to bring to the market this beautifully presented three bedroom, detached family home. Located within a quiet turning, just a 0.7 mile walk to Brentwood's Elizabeth line station, with great links into London Liverpool Street. The property comprises three bedrooms, a modern and fully fitted kitchen, ground floor W/C, open plan Lounge/diner which opens out into large conservatory and a modern shower room. Externally, the property offers a rear south facing garden, garage & driveway for two vehicles.

£550,000

- DRIVEWAY AND GARAGE
- MODERN KITCHEN & BATHROOM
- CLOSE TO BRENTWOOD MAINLINE STATION
- CONSERVATORY
- THREE BEDROOMS
- NO ONWARD CHAIN
- DETACHED FAMILY HOME
- SOUTH FACING REAR GARDEN



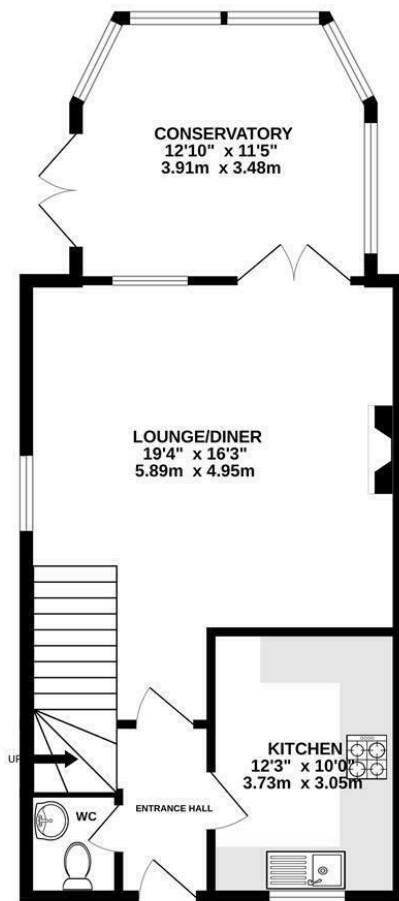
Description

The internal accommodation commences a welcome entrance hallway allowing access to a spacious open-plan lounge/diner with a fireplace to centre, giving a warm and cosy feel to the room. There is a well appointed kitchen comprising eye and base level storage units, ample worktop surface and space for integrated appliances. There is a large conservatory to the rear, providing extra living space giving excellent opportunity for an office or perhaps a playroom for those with a young family. There is a ground floor WC for added convenience. Rising to the first floor there are three bedrooms, two of which are sizable double rooms and boast fitted wardrobes and a single bedroom. The fully tiled shower room completes the internal layout of the property.

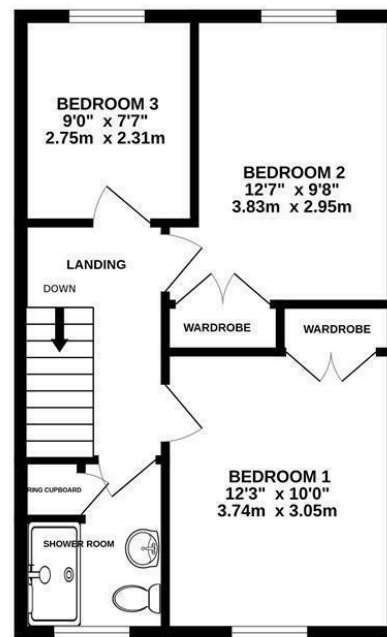
Externally there is a well maintained rear garden, laid principally to lawn with well stocked shrub borders. To the front of the property there is a drive way providing off street parking and a detached garage.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Target	Current	Target
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(17-38) F		(17-38) F	
(1-16) G		(1-16) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

SERVICES:

Local Authority: Brentwood
Council tax band:
Post code: CM14 5UB

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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