

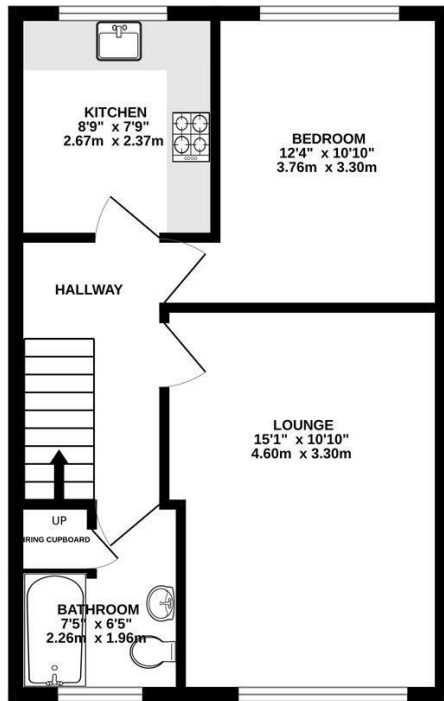


**Keith  
Ashton**

Wellington Place, Warley  
Brentwood



GROUND FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 442 sq.ft. (41.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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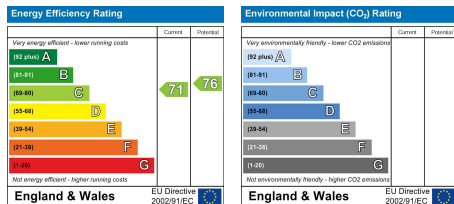
## 48 Wellington Place, Warley, Brentwood, CM14 5XD

Offered with no onward chain comes this well-presented first-floor maisonette offering an excellent opportunity for first-time buyers and investors alike. Situated in a quiet and sought-after cul-de-sac, the property is ideal for anyone seeking a peaceful yet conveniently located home.

Inside, you'll find a spacious and bright one-bedroom layout, designed to provide comfortable and easy living. The property has been well maintained, ensuring it is move-in ready for its next owner.

One of the key highlights is the added convenience of a garage, located in a nearby block, providing secure parking or additional storage.

For commuters, the maisonette is perfectly positioned within walking distance to the local train station, making it ideal for those who travel regularly. The quiet setting combined with the close proximity to transport links, local shops, and amenities ensures that this property will generate high demand.



### SERVICES:

Local Authority: Brentwood  
Council tax band: C  
Post code: CM14 5XD

### VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

£250,000

### 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)

Brentwood  
Tel. 01277 260858

Village Office  
Tel. 01277 375757

Lettings Office  
Tel. 01277 202200

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