



Keith  
Ashton

West Way,  
Brentwood





## 7 WEST WAY

Brentwood, CM14 4PB

\*\* GUIDE RANGE £525,000 - £550,000 \*\* Introducing this charming semi-detached family home, ideally nestled in a cul-de-sac location in the heart of Brentwood. The property features three bedrooms, two well-proportioned reception rooms, a functional kitchen, and a modern shower room. Adding to its appeal is a detached garage, providing additional storage and a beautifully manicured garden. This property has excellent potential to extend STPP.

Perfectly positioned for convenience, the home is just a short stroll from Brentwood High Street, with its array of shops, dining options, and local amenities. Furthermore, Brentwood train station is only 0.7 miles away, ensuring excellent transport links for commuting into London and beyond. This property is a perfect blend of comfort, accessibility, and potential, making it an ideal choice for families and professionals alike.

- SEMI-DETACHED FAMILY HOME
- CUL-DE-SAC LOCATION
- THREE BEDROOMS
- 0.7 MILE TO BRENTWOOD TRAIN STATION
- DETACHED GARAGE
- OFF STREET PARKING
- MANICURED GARDENS
- EASY ACCESS TO BRENTWOOD HIGH STREET





## Description

As you step into the property, the welcoming hallway provides access to all ground floor rooms. These include a comfortable living room featuring a large bay window that fills the space with natural light, a generously sized dining room with elegant French doors opening onto the rear garden, and a functional kitchen that also offers direct access to the outdoor area.

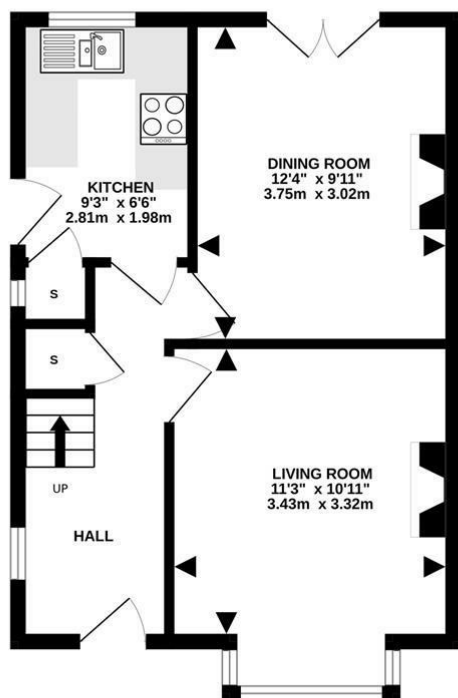
Ascending to the first floor, you'll find two spacious double bedrooms, a comfortable single bedroom, and a contemporary shower room, all thoughtfully arranged for convenience and comfort.

Outside, a detached garage with double doors offers ample storage space. The rear garden is a true highlight, beautifully landscaped and leading from a paved patio area—ideal for outdoor dining or relaxation. At the front, a driveway provides off-street parking, adding to the property's practical appeal.

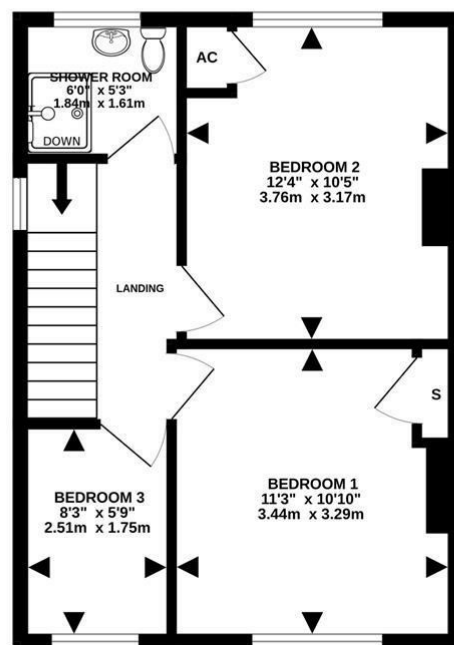




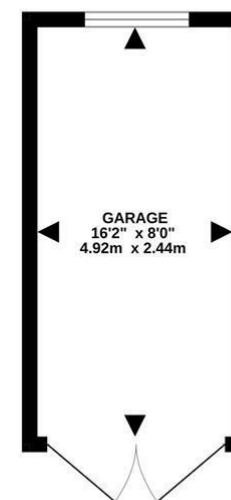
Ground Floor  
392 sq.ft. (36.5 sq.m.) approx.



1st Floor  
384 sq.ft. (35.6 sq.m.) approx.



Garage  
129 sq.ft. (12.0 sq.m.) approx.

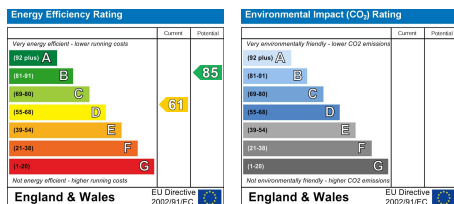


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TOTAL FLOOR AREA : 905 sq.ft. (84.1 sq.m.) approx.

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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### SERVICES:

Local Authority: Brentwood  
Council tax band: D  
Post code: CM14 4PB

### 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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