



Keith
Ashton

Peregrine Drive,
Warley



59 PEREGRINE DRIVE

Warley, CM13 3GW

Price Range £650,000

** GUIDE RANGE £625,000 - £650,000 ** We are delighted to present this beautifully maintained townhouse, ideally located within the sought-after Brentwood Acres development. Offering spacious and versatile living accommodation, including four bedrooms, this home is perfect for modern family life. Conveniently situated within easy reach of local schools, Brentwood High Street, and Brentwood Train Station, the property benefits from excellent transport links via the Elizabeth Line, ensuring swift connections to London and beyond.

- POPULAR BRENTWOOD ACRES DEVELOPMENT
- SOLAR PANELS & AIR SOURCE HEAT PUMP
- OPEN PLAN KITCHEN / LIVING AREA
- GARAGE WITH ELECTRIC DOOR
- INTEGRATED APPLIANCES
- THORNDON COUNTRY PARK ON YOUR DOORSTEP
- 3/4 BEDROOMS
- ELIZABETH LINE AVAILABLE AT BRENTWOOD STATION



Description

The internal layout begins with a welcoming entrance hallway, complete with a built-in storage cupboard and ground-floor WC with convenient utility area. At the heart of the home, the spacious open-plan kitchen and living area offer the perfect setting for family life and entertaining, seamlessly extending to the rear garden. The kitchen is thoughtfully designed with stylish eye and base-level units, ample worktop space, and integrated appliances.

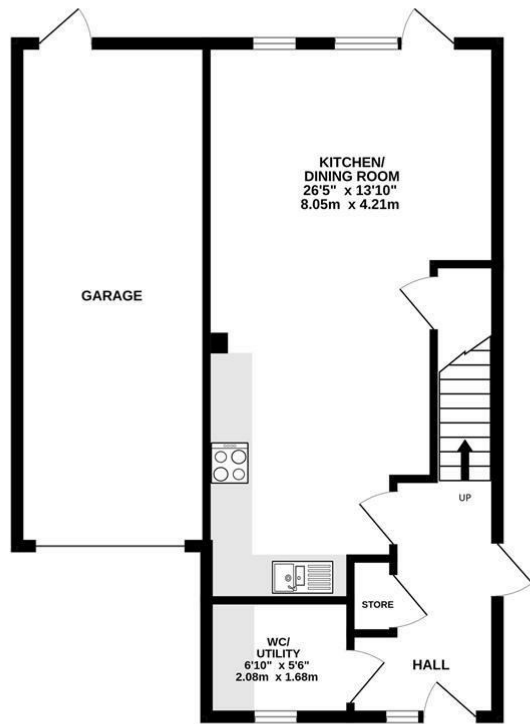
Ascending to the first floor, a spacious double bedroom at the rear of the property benefits from a sleek, fully tiled contemporary ensuite shower room. To the front, a further generously proportioned room offers versatility, serving equally well as an additional living room or bedroom.

On the second floor, you'll find two spacious double bedrooms, built-in storage all complemented by a beautifully appointed family bathroom.

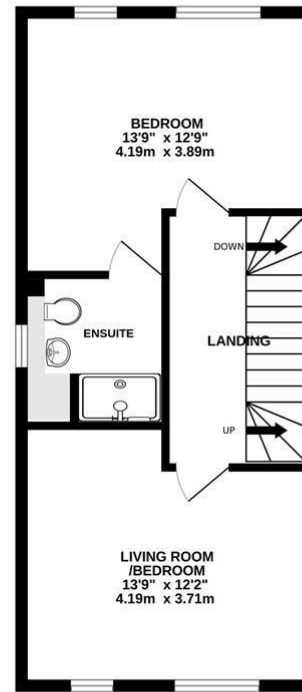
Adding to the appeal of this exceptional home, a garage with an electric door ensures practicality, while the landscaped garden offers a private retreat for relaxation.



GROUND FLOOR
655 sq.ft. (60.8 sq.m.) approx.



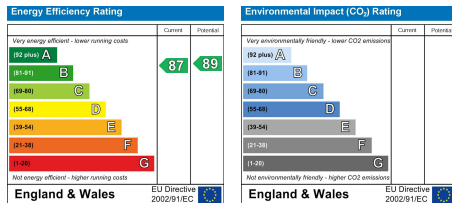
1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



2ND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 1533 sq.ft. (142.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:

Local Authority: Warley
Council tax band: F
Post code: CM13 3GW

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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