



**Keith  
Ashton**

Florence Close, Great Warley  
Brentwood





## 10 FLORENCE CLOSE

Great Warley Brentwood, CM13 3FQ

We are delighted to present this beautifully maintained family home, offering three generously sized bedrooms, two modern bathrooms, and a spacious open-plan ground floor designed for contemporary living. Ideally located within a mile of Brentwood Station, it provides excellent transport links into London and beyond. With Brentwood High Street and highly regarded schools just a short distance away, this home perfectly balances convenience, comfort, and accessibility.

- THREE BEDROOM FAMILY HOME
- WELL PRESENTED THROUGHOUT
- ENSUITE TO PRINCIPAL BEDROOM
- AMPLE STORAGE
- WITHIN A MILE OF BRENTWOOD STATION
- OUTHOUSE WITH LIGHT AND POWER
- TWO ALLOCATED PARKING SPACES
- EASY REACH OF BRENTWOOD HIGH STREET





## Description

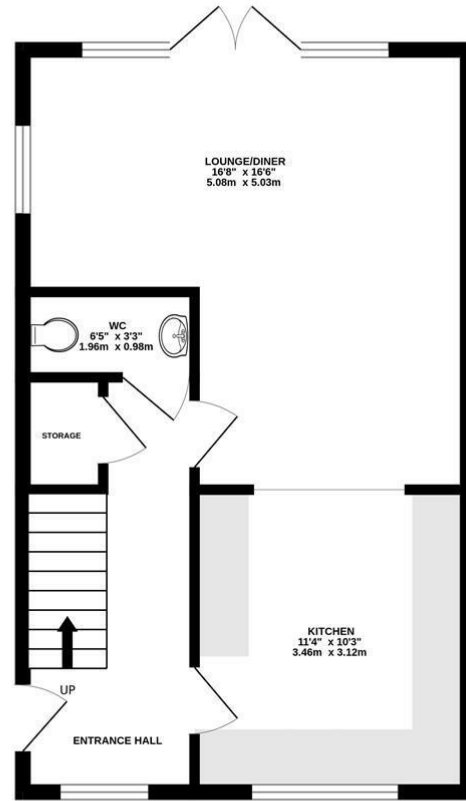
The thoughtfully designed layout begins with a welcoming entrance hall, leading to a stylish kitchen fitted with sleek high-gloss wall and base units, an integrated oven, and ample worktop space. Flowing seamlessly into the spacious lounge and dining area, this bright and inviting space is bathed in natural light from French doors with side windows, overlooking the rear garden. Completing the ground floor is a convenient WC and built-in storage.

Ascending to the first floor, the landing provides access to all rooms. The principal bedroom boasts built-in wardrobes and a contemporary en-suite shower room, while two further well-proportioned bedrooms share a modern family bathroom.

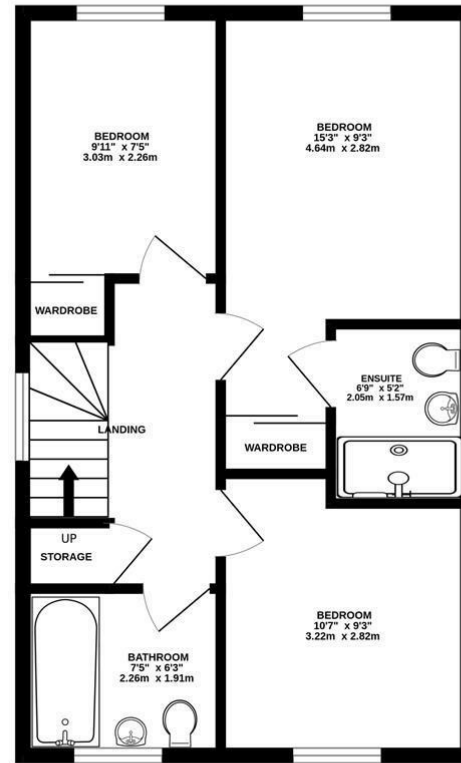
Externally, the rear garden begins with a paved seating area leading to a low-maintenance artificial lawn. A second paved patio at the far end provides access to a spacious outbuilding with power and lighting—ideal for a home office or additional storage. The property further benefits from two allocated parking spaces, ensuring both convenience and practicality.



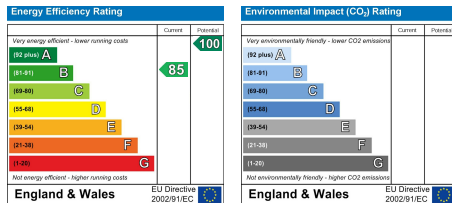
GROUND FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 929 sq.ft. (86.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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### SERVICES:

Local Authority: Brentwood  
Council tax band: E  
Post code: CM13 3FQ

### 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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