



Keith  
Ashton

Warley Mount, Warley  
Brentwood





## 41 WARLEY MOUNT

Warley Brentwood, CM14 5EP

Guide Price £525,000 - £575,000

**\*\*Guide Price £525,000 - £550,000\*\*** We are delighted to present this semi-detached family home, ideally situated in the highly sought-after Warley Mount area. Just 0.3 miles from Brentwood Station, the property offers excellent transport links into London and beyond, making it perfect for commuters.

This well-presented home features three generously sized bedrooms and is conveniently located close to highly regarded local schools. Families will also appreciate the easy access to Brentwood High Street and the popular King George's Playing Fields, just a short walk away—ideal for recreation and outdoor leisure.

- SEMI-DETACHED FAMILY HOME
- OPEN-PLAN LOUNGE & DINING ROOM
- THREE BEDROOMS
- CONSERVATORY
- 0.3 MILES TO BRENTWOOD STATION
- EASY REACH OF HIGHLY REGARDED SCHOOLS
- CLOSE TO KING GEORGES PLAYING FIELDS
- LESS THAN A MILE TO BRENTWOOD HIGH STREET





## Description

The internal accommodation begins with a welcoming entrance hall that flows into a spacious, open-plan lounge and dining area. This bright and airy space is bathed in natural light from a large bay window to the front and centres around an attractive feature fireplace, creating a warm and inviting atmosphere.

Adjoining the main reception room is a well-appointed kitchen, fitted with a range of eye and base level units, ample worktop space, and convenient access to the light-filled conservatory. The conservatory, featuring double doors to both the dining area and the rear garden, offers an ideal space for relaxed family living or entertaining.

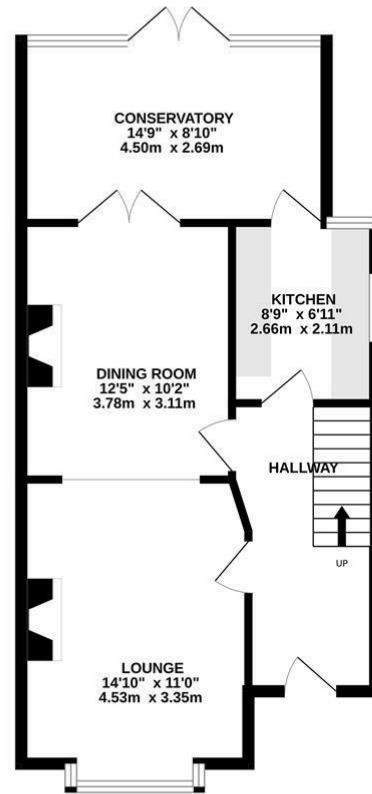
Upstairs, the landing provides access to three well-proportioned bedrooms. The principal bedroom is positioned at the front of the property, while the two additional bedrooms overlook the rear garden. A modern family bathroom completes the first-floor layout.

Outside, the property boasts a generously sized rear garden, beginning with a raised decked area perfect for outdoor dining, with the remainder laid mainly to lawn and bordered by mature shrubs for added privacy. To the front, a block-paved driveway offers off-street parking for two vehicles.

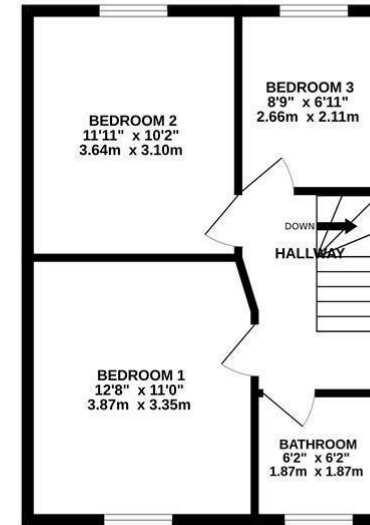




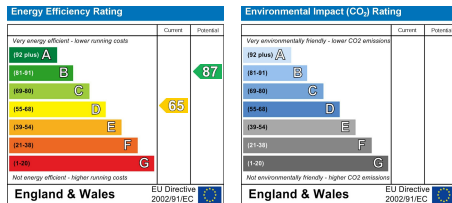
GROUND FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 972 sq.ft. (90.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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### SERVICES:

Local Authority: Brentwood  
Council tax band: D  
Post code: CM14 5EP

### 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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