



Keith
Ashton

Magnolia Crescent, Great Warley
Brentwood



9 MAGNOLIA CRESCENT Great Warley Brentwood, CM13 3FG

Guide Price £725,000 - £750,000

****Guide Price £725,000 - £750,000**** We are pleased to introduce this impressive, detached family home, ideally positioned in the sought-after area of Warley, Brentwood. Beautifully presented the property offers generous ground-floor living space, three well-proportioned bedrooms, and two modern bathrooms.

Perfectly placed just 1.2 miles from Brentwood Station, it provides excellent connections into London and beyond, while also being within easy reach of highly regarded local schools and a wealth of nearby amenities. This is an exceptional opportunity for families seeking both comfort and convenience in a desirable location.

- IMPRESSIVE DETACHED FAMILY HOME
- CONTEMPORARY KITCHEN WITH INTEGRATED APPLIANCES
- THREE BEDROOMS
- TWO BATHROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- EASY REACH OF BRENTWOOD STATION
- GARAGE & OFF STREET PARKING
- HIGHLY REGARDED SCHOOLS NEARBY



Description

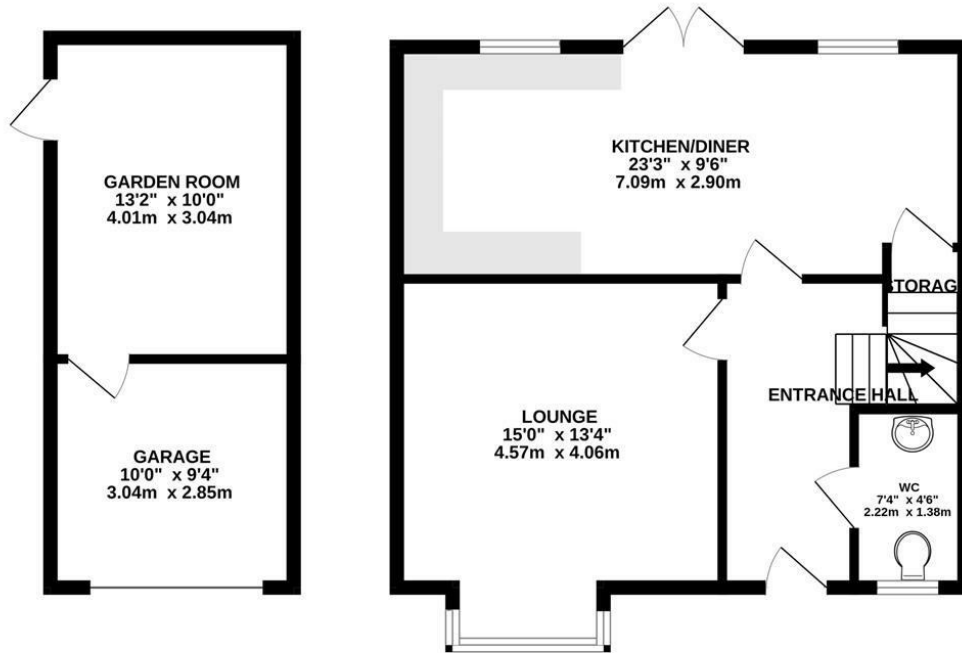
The internal accommodation begins with a welcoming entrance hall that sets the tone for the home. At the front, a comfortable lounge provides a relaxing retreat, while to the rear a bright and spacious kitchen/diner is fitted with a stylish range of contemporary eye and base level units, generous worktop space, and high-quality integrated appliances. Double doors open seamlessly to the rear garden, creating an excellent space for entertaining. A ground floor cloakroom completes this level.

Upstairs, the landing leads to three well-proportioned bedrooms. The principal suite enjoys fitted wardrobes and a beautifully appointed ensuite shower room, while a modern family bathroom serves the remaining bedrooms.

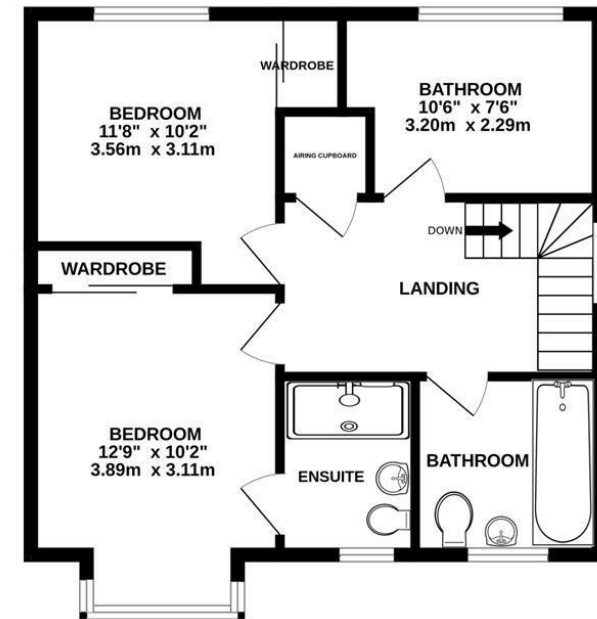
Externally, the rear garden begins with a paved seating area that flows onto a neat lawn, bordered by mature shrubs. From here, there is access to a brick-built garden room, ideal for a home office or studio. To the side, a block-paved driveway provides off-street parking and leads to a garage with up-and-over door.



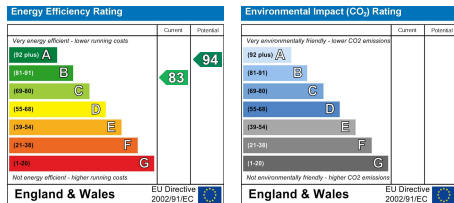
GROUND FLOOR
754 sq.ft. (70.0 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1283 sq.ft. (119.2 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 3FG

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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