



Keith  
Ashton

Warley Hill, Great Warley  
Brentwood



## 272 WARLEY HILL

### Great Warley Brentwood, CM13 3AB

£650,000

We are delighted to bring to market this impressive four-bedroom family home in the sought-after Warley area of Brentwood.

Perfectly positioned, this well-presented property offers generous living space, modern finishes, and a superb layout designed for family life. Bright and spacious throughout, it also features a large private drive providing ample parking, and a fantastic outbuilding — ideal as a home office, gym, studio, or entertaining space.

Conveniently located just one mile from the Elizabeth Line station, commuting into London and beyond couldn't be easier. With an onward chain already complete, you can move forward with confidence and ease.

- SEMI-DETACHED FAMILY HOME
- ONE MILE TO BRENTWOOD STATION
- FOUR BEDROOMS
- FANTASTIC OUTBUILDING
- TWO BATHROOMS
- HIGHLY REGARDED SCHOOLS WITHIN EASY REACH
- COMPLETE CHAIN
- SOUGHT-AFTER WARLEY AREA



## Description

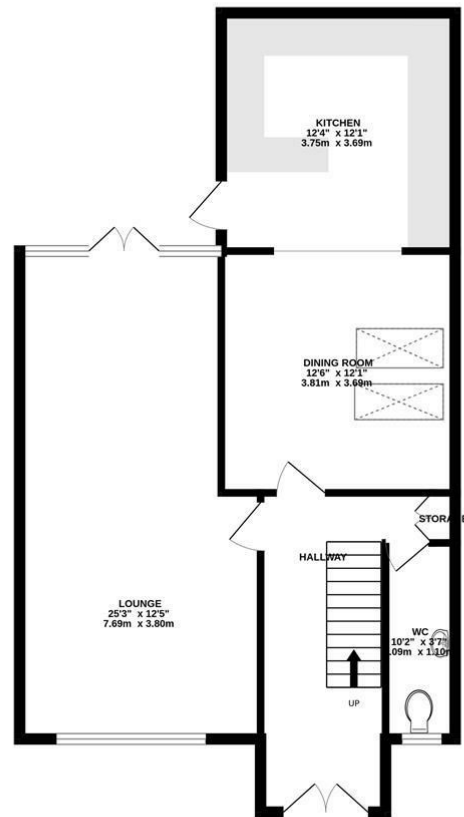
The internal layout begins with a welcoming entrance hall that opens into a bright and spacious lounge, featuring a front-facing window and French doors to the rear. The well-appointed kitchen is fitted with sleek white gloss eye and base level units, offering ample worktop space, a window overlooking the garden, and a door providing direct access outside. This space flows seamlessly into a generous dining room enhanced by skylights, creating a light-filled setting ideal for family meals and entertaining.

Ascending to the first floor, the landing leads to two double bedrooms, a single bedroom, and a modern family bathroom. A further staircase rises to the top floor, where a substantial bedroom is complemented by a contemporary ensuite shower room.

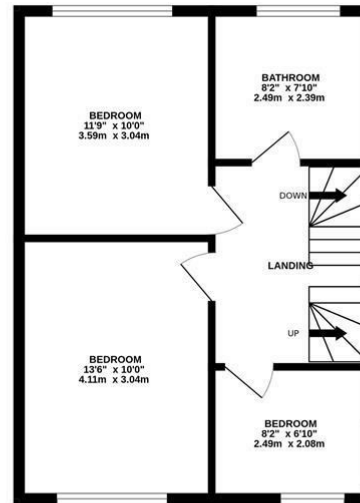
Externally, the rear garden features a paved patio area leading to an artificial lawn, providing a low-maintenance outdoor space. At the foot of the garden, a purpose-built outbuilding spans its full width—perfect as a home office, gym, studio, or entertaining area. To the front, a spacious driveway offers ample off-street parking.



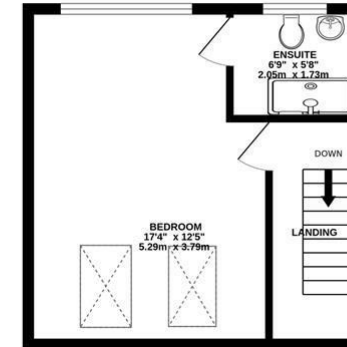
GROUND FLOOR  
741 sq.ft. (68.9 sq.m.) approx.



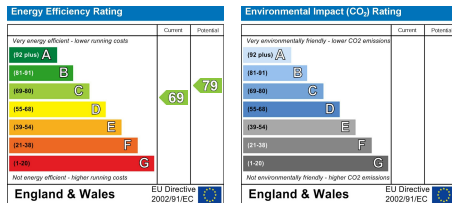
1ST FLOOR  
458 sq.ft. (42.5 sq.m.) approx.



2ND FLOOR  
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 1497 sq.ft. (139.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2025



### SERVICES:

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

### 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)

Brentwood  
Tel. 01277 260858

Village Office  
Tel. 01277 375757

Lettings Office  
Tel. 01277 202200

Explore more @ [www.keithashton.co.uk](http://www.keithashton.co.uk)

