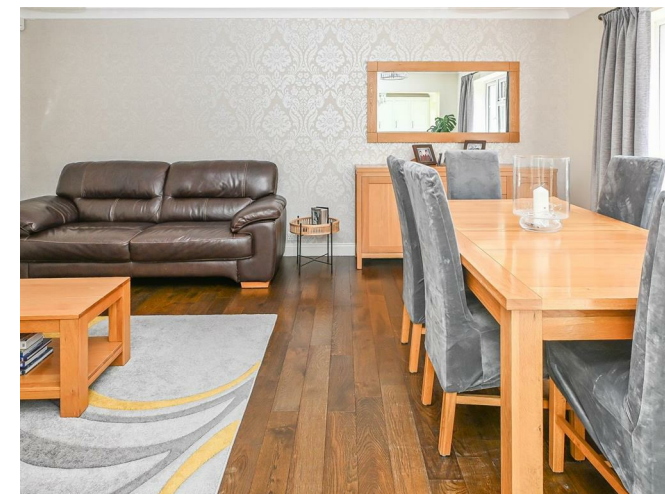




Keith
Ashton

St. Johns Avenue, Warley
Brentwood



13 ST. JOHNS AVENUE Warley Brentwood, CM14 5DF

Guide Price £1,000,000 - £1,050,000

****Guide Price £1,000,000 - £1,050,000**** Set within the highly sought-after Old Hartwood area of Warley, just a short stroll from the open green spaces of King George's Playing Fields, this impressive detached family home is beautifully presented throughout. Offering generous ground floor living space, the property features four well-proportioned bedrooms and two modern bathrooms. Ideally located within walking distance of Brentwood's mainline railway station, it provides excellent transport links into London and beyond, while also being conveniently close to a selection of highly regarded local schools.

DETACHED FAMILY HOME
WALKING DISTANCE OF BRENTWOOD
STATION

BEAUTIFULLY PRESENTED THROUGHOUT
CLOSE TO KING GEORGES PLAYING FIELDS

FOUR BEDROOMS
EASY REACH OF HIGHLY REGARDED
SCHOOLS

STUNNING GARDEN
SOUGHT-AFTER OLD HARTSWOOD AREA



Description

The internal layout begins with a welcoming entrance hall that leads into a beautifully appointed kitchen/breakfast room. This stunning space features classic shaker-style cabinetry, sleek granite worktops, and is bathed in natural light thanks to a ceiling lantern, large sink-side window, and French doors that open directly onto the rear garden. Flowing effortlessly into the open-plan lounge and dining area, this versatile space is ideal for both everyday family living and entertaining guests.

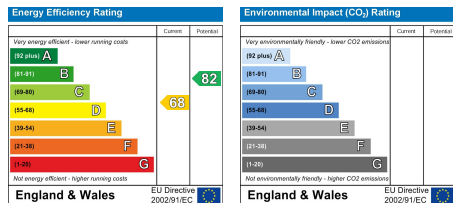
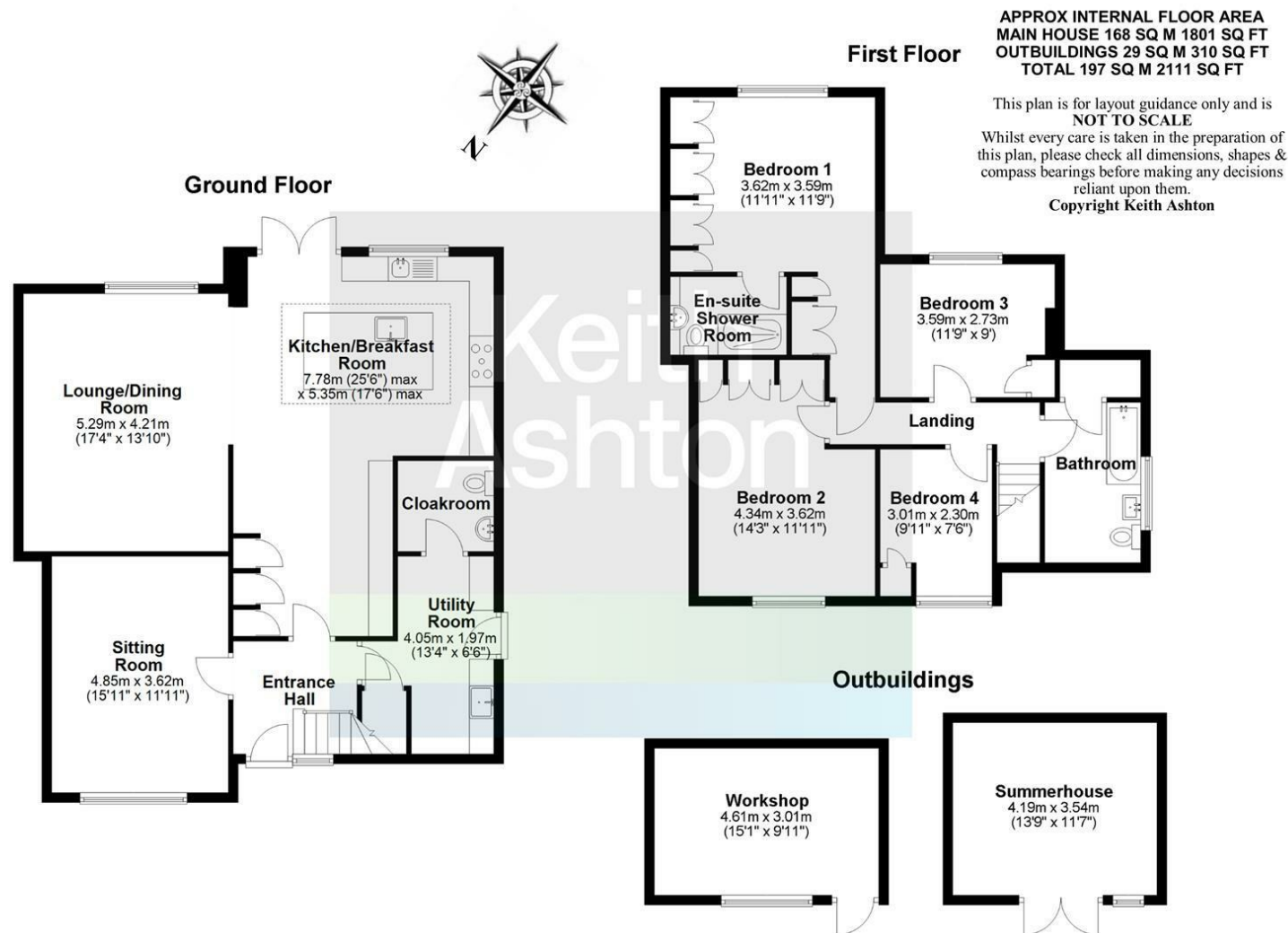
At the front of the home, a comfortable sitting room offers a peaceful retreat—perfect for relaxing or enjoying quiet time. A generously sized utility room and a convenient ground floor WC complete the ground level.

Upstairs, the landing provides access to all rooms. The principal bedroom overlooks the rear garden and benefits from fitted wardrobes and a modern ensuite shower room. There are two further spacious double bedrooms, a well-proportioned single bedroom, and a contemporary family bathroom to serve the remainder of the floor.

Externally, the property boasts a beautifully landscaped rear garden that begins with a paved seating area, extending to a manicured lawn bordered by mature shrubs and trees—creating a tranquil and private outdoor haven. At the far end of the garden sits a spacious summerhouse and a separate workshop, offering excellent versatility. To the front, a block-paved driveway provides ample off-street parking.







SERVICES:
 Local Authority: Brentwood
 Council tax band: F
 Post Code: CM14 5DF

VIEWING:
 Strictly by prior arrangement with Keith Ashton Estate Agents

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

