



Keith
Ashton

Woodman Road, Warley
Brentwood



45 WOODMAN ROAD Warley Brentwood, CM14 5AU

Price Range £600,000 - £625,000

**** GUIDE RANGE £600,000 - £625,000 **** Situated on the charming Woodman Road in Warley, Brentwood, this beautifully presented period property offers a delightful blend of character and modern living. With three well-proportioned bedrooms and a loft room, this home is perfect for families or those seeking extra space. The property boasts two inviting reception rooms, providing ample room for relaxation and entertaining guests.

Within the picturesque old Hartwood area, this residence is not only aesthetically pleasing but also conveniently located. A short stroll will take you to the Elizabeth line, ensuring easy access to London and beyond. Additionally, the property is surrounded by excellent schooling options, making it an ideal choice for families with children.

- 3/4 Bedroom Property
- Sought-after Old Hartwood area
- Close to Brentwood Mainline Railway Station
- Period Property



Description

Located within the highly sought-after Old Hartswood area, this beautifully presented three-bedroom family home combines character and comfort with modern living. The accommodation is arranged across three floors, offering a total area of approximately 1,124 sq. ft. (104.4 sq. m.).

A welcoming entrance hall leads into a spacious lounge with a feature bay window, perfect for relaxing or entertaining. The reception room provides a versatile space ideal for family meals or a home office setup. To the rear, the impressive kitchen/breakfast room spans the width of the property, featuring ample storage and work surfaces, with direct access to the rear garden.

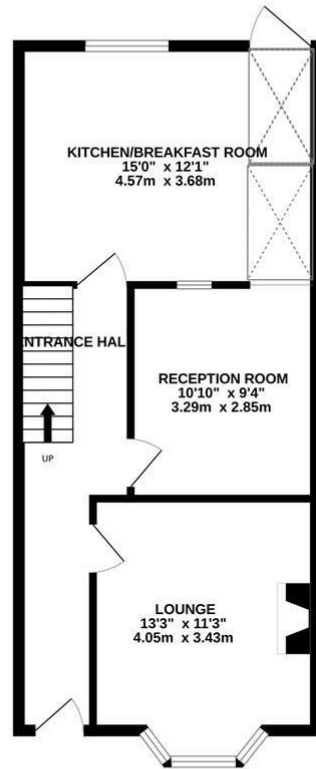
Upstairs, you'll find three well-proportioned bedrooms, including a generous principal bedroom to the front of the house. The family bathroom is modern and well-appointed, serving all bedrooms.

A staircase leads to a versatile loft room, ideal as a guest room, home office, or playroom, providing additional flexible living space.

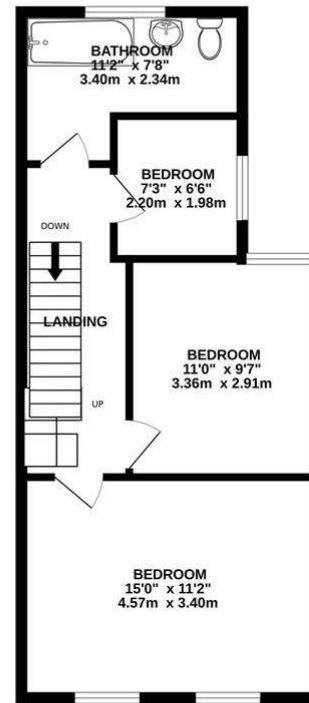
The rear garden offers a private retreat, perfect for outdoor entertaining whilst a short grey wooden picket fence encloses the front garden, giving it a traditional and charming look while also defining the boundary clearly.



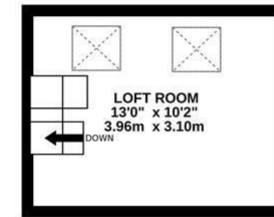
GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.



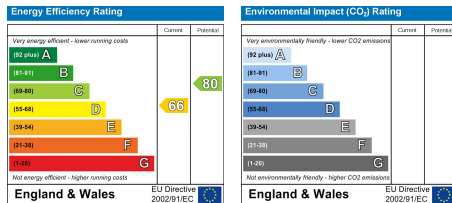
1ST FLOOR
472 sq.ft. (43.8 sq.m.) approx.



2ND FLOOR
132 sq.ft. (12.3 sq.m.) approx.



TOTAL FLOOR AREA : 1124 sq.ft. (104.4 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 5AU

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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Tel. 01277 260858

Village Office
Tel. 01277 375757

Lettings Office
Tel. 01277 202200

Explore more @ www.keithashton.co.uk

