



wnproperties.co.uk

Linden Rise, Warley

WN
PROPERTIES

Linden Rise Warley

Guide Price £500,000 -
£525,000

Ideally situated within the popular Brackenwood development in Warley, this three bedroom linked semi detached residence offers well presented accommodation with the benefit of a conservatory, attached garage and off street parking. Local shops and public amenities including parks and schools are nearby and Brentwood mainline railway station is 0.7 miles for London commuting including the Elizabeth Line for the West End and Heathrow Airport. The accommodation comprises; Entrance hall, cloakroom, lounge/diner, fitted kitchen, conservatory overlooking the garden, three bedrooms and family bathroom. EPC D



Entrance Hallway

Wood effect flooring, stairs to first floor landing, coving to ceiling, radiator and doors to;

Cloakroom

Close coupled WC, wall mounted wash hand basin with mixer tap and tiled splashback. Heated towel rail, wood effect flooring and obscured window to front.

Kitchen 11' 4" x 8' 2" (3.45m x 2.49m)

Wide range of wall and base fitted units with rolled top work surfaces. Composite sink with drainer, fitted double oven, gas hob with cooker hood above. Space for fridge/freezer, washing machine and dishwasher. Wall mounted boiler housed in fitted wall unit. Coving to ceiling, tiled floor, part tiled walls and window to front aspect.

Living Room 16' 1" max x 15' 9" plus door recess (4.90m x 4.80m)

Spacious living room with gas fire and attractive brick surround and hearth. Radiators and window to rear. Coving to ceiling and french door leads to;

Conservatory 16' 7" max x 8' 6" max (5.05m x 2.59m)

Radiator, window and french doors overlooking an attractive rear garden and door to;

Garage 18' 6" x 7' 4" (internal door width) (5.63m x 2.23m)

Up and over door with power and light.

First Floor Landing

Loft hatch, coving to ceiling and doors to;

Bedroom One 12' 2" x 9' 6" (3.71m x 2.89m)

Built in storage cupboard, coving to ceiling, radiator and window to front aspect.

Bedroom Two 12' 8" x 8' 3" max plus door recess (3.86m x 2.51m)

Built in storage cupboard, coving to ceiling, radiator and window to rear aspect.

Bedroom Three 9' 0" x 7' 6" (2.74m x 2.28m)

Radiator, coving to ceiling and window to rear aspect.

Externally

Attractive westerly facing rear garden mainly laid to lawn with shrubbery and fencing to borders. Patio area and shed to remain. To the front there is an off-street parking space in front of the garage and attractive planting and shrubbery in front of the entrance.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

Council Tax Band E

148 Hutton Road
Shenfield
Essex CM15 8NL
01277 225191

admin@wnproperties.co.uk

wnproperties.co.uk



Every effort has been made to ensure the accuracy of these particulars that have been prepared in good faith in conjunction with the vendor and they cannot be guaranteed and should not form part of any offer or contract. We have not checked the existence of relevant permissions, legal ownership, fixtures, fittings and appliances are in working order or fit for purpose. Photographs are for general information and it cannot be inferred that any items shown are included in the sale or within the ownership of the seller and therefore must be verified by your legal representative. No assumptions can be made from any description or image, relating to the type of construction or structural condition. All measurements are approximate, and any drawings or floorplans provided are for general guidance and are not to scale. Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any errors or mis-statement. All parties must rely upon their own inspection.