



Great Warley Street, Great Warley

£3,750 pcm

Dating from 1887, WN Properties are pleased to offer for long term rent this 4-5 bedroom detached period home. Located within 2 miles of Brentwood station and 2.2 miles of the town centre, the house offers flexible living options and is decorated and finished to a high standard. Accommodation includes; modern fitted kitchen, with adjoining dining area and appliances (dishwasher & rangemaster), separate utility room, two spacious reception rooms and a downstairs cloakroom. To the first floor, there are three double bedrooms, two of which have en-suite bathrooms, a further family shower room and two further single bedrooms, one of which lends itself for use as a dressing room. Externally the property sits in well maintained mature gardens, with a detached summer house and access to an external WC. There is also off-street parking for several cars. Available beginning of May 2024, unfurnished. C/Tax band G. EPC D.

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Entrance Hallway –
Access to first floor and with access to Cloakroom/WC

Living Room 22' 9" max > 21' 6" x 17' 10" (6.93m > 6.55m x 5.43m)

Kitchen/Diner 21' 7" max > 12' 5" x 14' 2" max > 10' 4" (6.57m > 3.81m x 4.31m > 3.13m)

Utility Room 5' 11" x 5' 5" (1.80m x 1.65m)

Sitting Room/Reception 2 19' 3" x 14' 2" (5.86m x 4.31m)

Second (back) staircase leading to first floor

Bedroom 1 14' 2" x 13' 10" (4.31m x 4.21m)

En-suite Bathroom (with separate shower)

Bedroom 2 17' 7" x 11' 8" max > 10' 4" (5.36m x 3.55m > 3.13m)

En-suite Bathroom (with separate shower)

Bedroom 3 14' 1" max > 10' 4" x 11' 8" (4.29m > 3.13m x 3.55m)

Bedroom 4 - Part restricted head height (could be used as dressing room) 9' 0" x 8' 11" (2.74m x 2.72m)

Bedroom 5 7' 10" x 7' 7" (2.39m x 2.31m)

Family Shower Room

Externally – Front and rear predominantly laid to lawn with access to external WC. Detached Summer House and storage area in 'Round House' building. Ample off street



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

HOLDING DEPOSIT

A one week holding deposit is required to secure this property. Please ask for a copy of our 'Guide for Tenants' for a full list of costs applicable to this or any of our properties. Please note your holding deposit is at risk if you withdraw from the transaction or do not disclose something that affects your ability to pass references.

148 Hutton Road Shenfield Essex CM15 8NL 01277 225191 lettings@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 landlord and they cannot be guaranteed and should not form part of any offer or contract. We have not checked the 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 rental and therefore must be verified by you/your representative before terms of contract are agreed. 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 Regulations 2008.