



# Headley Chase, Warley



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£1,275,000

Situated in the sought after 'Hartwood' area of Brentwood convenient for the railway station that has the added benefit of the Elizabeth Line service to the West End and Heathrow airport beyond. Well-presented throughout and offering spacious family accommodation including: two reception rooms, large kitchen/family room with underfloor heating, generous laundry room and ground floor cloakroom. There are three double bedrooms to the first floor, all with ensembles and two further double bedrooms to the second floor. The charming rear garden is a superb feature of the property with large lawned area with terrace and further decked areas to the rear for entertaining. Parking to the front via carriage style in-out driveway. King Georges Playing Fields are nearby and the property is offered for sale with No Onward Chain. EPC D.





### **Open Recessed Porch**

Attractive entrance to the property with original entrance door with oval glazed insert.

### **Entrance Hallway 16' 8" max x 6' 4" max (5.08m x 1.93m)**

Attractive wood flooring, radiator, stairs to first floor with spindled balustrade and understairs storage. Useful built in coat cupboard. Door to:

### **Sitting Room 12' 10" x 12' 7" (3.91m x 3.83m)**

Charming room with wide casement window to front, open fire with tiled hearth, radiator, wooden floor and folding panelled doors lead to the lounge.

### **Kitchen/Family Room 30' 0" max x 12' 4" max (9.14m x 3.76m)**

Attractive bay window to front, tiled flooring throughout, good range of base units with granite worktop and upstand. Smeg six ring range style cooker set in recess with brick canopy above and recessed shelving to side. Further windows to side and rear. Inset double butler style sink with mixer tap. Open to larder area with space for fridge/freezer and open shelving. Underfloor heating throughout this room. Glazed double doors lead to the terrace and garden beyond and double doors to hallway.

### **Lounge/Dining Room 21' 0" x 15' 4" > 12' 4" (6.40m x 4.67m)**

Spacious room with part vaulted ceiling overlooking the charming rear garden via the wide splay bay window. Recessed shelving and two wall light points. Wall mounted t.v. point. Folding panelled doors to sitting room. Glazed double doors lead to terrace and door to:

### **Utility Room 15' 10" max x 8' 5" at max. width (4.82m x 2.56m)**

Generous storage to both sides. Space for four appliances, stainless steel, single drainer sink with mixer tap. Glazed wall bricks to front, two radiators and door to:

### **Cloakroom**

Two piece suite, tiled flooring and radiator. Useful door to garden.

### **First Floor Landing**

Part galleried spindled balustrade, open storage with shelving and housing the pressurised water tank. Built in deep storage cupboard. Stairs to second floor and doors to:

### **Bedroom One 24' 6" x 10' 6" > 4' 8" (7.46m x 3.20m)**

Spacious room with bedroom area, ensuite and seating/dressing area. Windows to rear, wall mounted t.v., point and recessed shelving. Doors to ensuite and walk in wardrobe 10' 7" x 3' 6" fitted with hanging rails and drawer storage. Automatic lighting.

### **En-suite**

Semi pedestal wash hand basin with mixer tap, shower cubicle with fixed rainwater shower head and separate shower attachment and chrome towel warmer. Window to rear.

### **Bedroom Two 12' 9" to rear of wardrobe x 9' 9" plus recess (3.88m x 2.97m)**

Built in wardrobe and desk fitted in recess. Wide window to front, wall mounted t.v. point, radiator and part sloping ceilings. Door to:



### En-suite

Close coupled w.c., pedestal wash hand basin, tiled shower cubicle, wall mounted mirrored cabinet, chrome towel warmer and window to side.

### Bedroom Three 12' 4" x 9' 0" (3.76m x 2.74m)

Wall mounted t.v. point, window to front, radiator and door to walk in wardrobe with hanging rails and shelving to one wall.

### En-suite

Semi pedestal wash hand basin with mixer tap, close coupled w.c. and shower cubicle.

### Family Bathroom

Fitted with P Shaped shower bath with screen, mixer tap adjacent, wall mounted shower with fixed rainwater shower head and separate hand shower attachment. Close coupled w.c., semi pedestal wash hand basin with mixer tap and tiled splashback. Chrome towel warmer. Recessed shelving and large mirrored wall cabinet. Window to side.

### Second Floor Landing

Skylight window and useful built in shelving. Doors to:

### Bedroom Four 15' 8" x 14' 3" plus dormer to rear (4.77m x 4.34m)

Built in eaves storage to front and rear, central storage and shelving, additional eaves storage to side shared with bedroom five. Skylight window and dormer window to rear, part sloping ceiling.

### Bedroom Five 14' 1" plus dormer window x 9' 7" (4.29m x 2.92m)

Window to rear and side. Part sloping ceiling, eaves storage and further storage which links to bedroom four.

### Externally

Driveway parking for numerous cars via the carriage style driveway and gated side access to:

### Rear Garden

Lovely feature of the property with brick paviour patio across the rear, external lighting and storage shed to side access which is gated. Steps lead to a large lawned area with a lovely variety of mature shrubs and trees interspersed with a summer house with shingle area surround and picket fence. Further summer house storage with external speaker. The rear of the garden is mainly decked with different zoned areas including fish pond, seating area and covered area for bbq and canopied kitchen area with marble top including sink with cold water supply.

















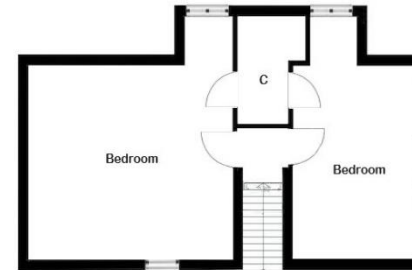
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	62
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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