



Warley Hill, Warley

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PROPERTIES

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Warley Hill Warley

Offers in Excess of £400,000

This charming town cottage, thought to have originated as a flour mill and bakery in the mid-19th century, offers surprisingly spacious accommodation just 0.5 miles from Brentwood mainline station. The entrance hall, featuring painted panelled walls, leads to a convenient ground floor cloakroom and a welcoming lounge with a solid oak floor. Windows to the rear and side illuminate the space, complete with fitted shutters for added privacy. Adjacent to the lounge is a generously sized kitchen dining room equipped with fitted appliances, including a stylish range cooker, making it an ideal space for cooking and entertaining. On the upper floor there are two charming bedrooms characterized by vaulted ceilings, providing an airy atmosphere with fitted wardrobes to the master room and an adjacent well-appointed family bathroom featuring a separate shower. Externally, the property boasts a courtyard rear garden that offers off-street parking, accessible via electric double gates from Albert Street. Brentwood town centre is easily reachable, providing a variety of shops, restaurants, and bars, as well as easy access to the M25 London orbital. The Elizabeth Line at Brentwood station allows for convenient travel to the West End and Heathrow Airport. This delightful cottage is offered with no onward chain and is a rare opportunity for prospective buyers. EPC E.



Entrance Hallway

Lounge 17' 1" x 14' 11" (5.20m x 4.54m)

Kitchen 12' 8" x 9' 4" (3.86m x 2.84m)

Dining Room 11' 5" x 10' 3" (3.48m x 3.12m)

Cloakroom 3' 4" x 6' 0" (1.02m x 1.83m)

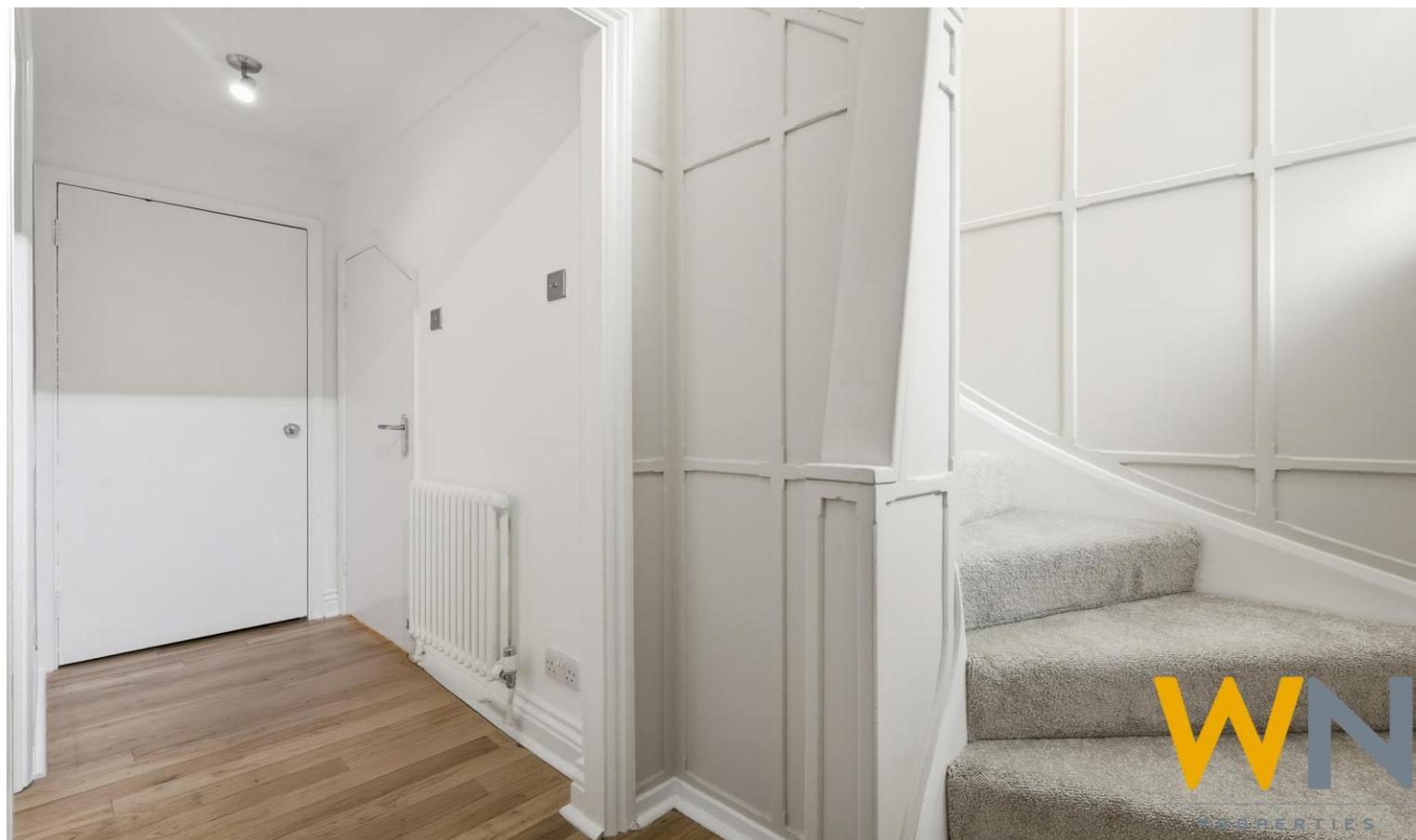
Storage Cupboard

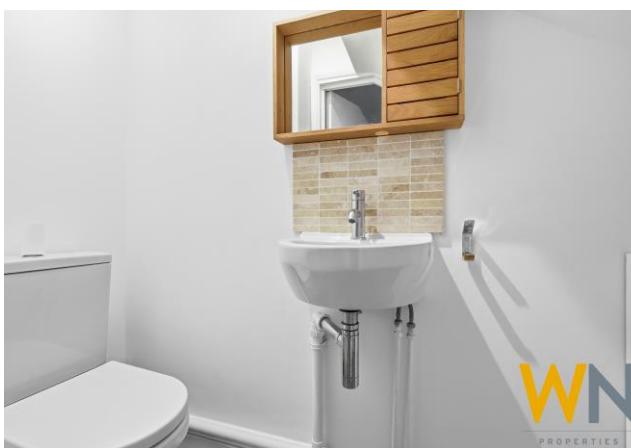
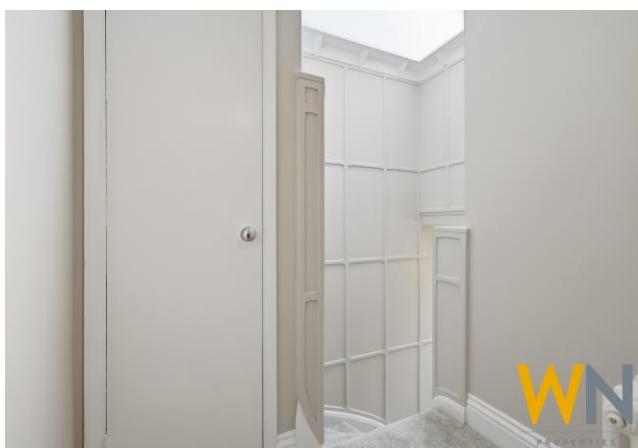
First Floor Landing

Bedroom One 15' 7" x 14' 5" (4.75m x 4.39m)

Bedroom Two 6' 11" x 10' 3" (2.11m x 3.12m)

Bathroom 11' 5" x 9' 0" (3.48m x 2.74m)





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		83
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Council Tax Band D

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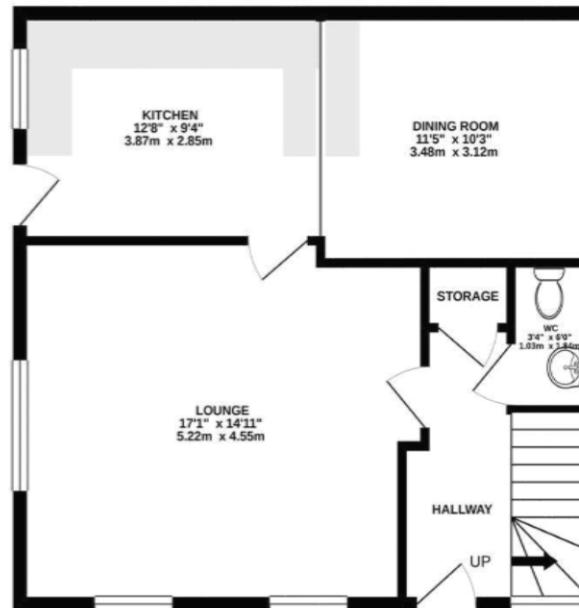


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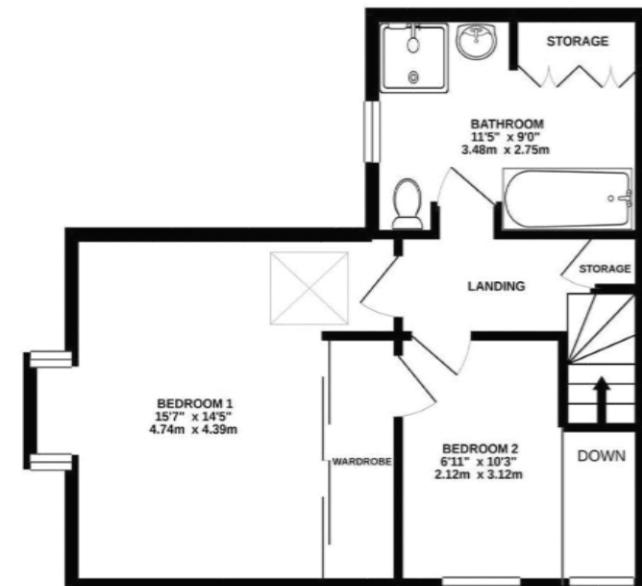


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GROUND FLOOR
585 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1042 sq.ft. (96.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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