



Magnolia Crescent, Brentwood, CM13

BUTLER & STAG



**Located in the highly sought-after Mascalls Park development in Warley, this impressive and unique three/four-bedroom modern end-of-terrace home is set over three floors, offering spacious living and contemporary design throughout.**



## Freehold

- End Of Terrace Family Home
- Set Over Three Floors
- Three Bedrooms
- Open-Plan Kitchen/Diner
- Separate Utility Room
- En-Suite To Master
- CHAIN FREE

The property enjoys convenient access to the M25/A12 motorway intersection and Thorndon Country Park, with Brentwood Mainline Railway Station, which connects to London Liverpool Street and the Elizabeth Line, within walking distance. Holly Trees Primary School is less than 1 mile away, while Warley Primary School and Warley Playing Fields are both just 0.7 miles from the property.

Upon entering the home, you are greeted by an elegant entrance hall featuring ceramic tiled flooring and a modern ground floor cloakroom. The main living room is triple aspect, bright, and airy, with a gas fire, and the study/bedroom four offers impressive rear views. The lower level showcases a spacious L-shaped kitchen/family room, featuring two sets of French doors leading to the garden. The kitchen is fitted with ceramic tiled flooring, stone work surfaces, and integrated appliances, including an induction hob, two ovens, a microwave, a fridge freezer, and a dishwasher. The utility room has ample space for both a tumble dryer and washing machine.

The first floor hosts the principal bedroom, offering stunning front views over greensward, fitted wardrobes, and an en-suite shower room with modern fixtures and fully tiled walls. Bedroom two enjoys beautiful rear views and fitted wardrobes, while bedroom three is currently used as a home office but can easily be converted into a dressing room if desired.

The exterior of the property is equally impressive, with a double carport, side access to a private rear garden featuring a paved patio area, astro turf lawn, and beautifully landscaped flower and shrub beds framed by railway sleepers. The property is ideally secluded, backing and siding onto woodland, with a picturesque greensward to the front, offering a tranquil and private setting for modern family living.





# Magnolia Crescent



Approx. Gross Internal Area 160.2 sq. metres (1724.7 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value  
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.