



141 Crescent Road
Warley
£375,000

MEACOCK & JONES

We are pleased to bring to market this charming cottage located in a desirable part of Warley offered for sale with no onward chain, making it an ideal opportunity for those looking to move in quickly and make this home their own. The property boasts a spacious lounge with feature brick fireplace, perfect for relaxing or entertaining guests, in turn leading to the attractively fitted kitchen and separate utility area, with the convenience of a door leading you into the garden. In addition, to the ground floor, there is a family bathroom, which along with the two bedrooms to the first floor, provides ample space for a small family or guests to stay over.

Externally this cottage offers a nice sized garden, complete with a good sized decking area, ideal for setting out your garden furniture, enabling you to enjoy the outdoors when the weather allows. The convenience of off-street parking to the front of the property ensures you never have to worry about finding a parking spot after a long day.

The location of this cottage is excellent, being just a short 0.4 miles away from Brentwood Station, making commuting a breeze for those working in the city. Additionally, with local shops nearby, running errands or popping out for a quick bite to eat is always convenient. There are also excellent schools to choose from in the nearby area, from nursery to senior school level.

• **NO ONWARD CHAIN**

• **TWO DOUBLE BEDROOMS**

• **FITTED KITCHEN**

• **SEPARATE UTILITY AREA**

• **GROUND FLOOR BATHROOM**

• **OFF STREET PARKING**

• **LOCAL SHOPS & SERVICES NEARBY**

• **0,4 MILES TO BRENTWOOD STATION**



Accommodation comprises:

Lounge 11'3 x 10'9 (3.43m x 3.28m)

Kitchen/Diner 11'1 x 10'9 (3.38m x 3.28m)

Utility Area

Ground Floor Bathroom

First Floor Landing

Bedroom One 11'4 x 10'9 (3.45m x 3.28m)

Bedroom Two 11'4 x 8'4 (3.45m x 2.54m)





GROUND FLOOR
292 sq.ft. (27.2 sq.m.) approx.

1ST FLOOR
236 sq.ft. (22.0 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			84
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 529 sq.ft. (49.1 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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