



Linden Rise

Warley, CM14 5UB

*** GUIDE PRICE £550,000 TO £575,000 *** Located within a quiet turning, just a 0.8 mile walk to Brentwood`s Elizabeth line station, is this exceptional three bedroom detached family home. The property offers a modern and fully fitted kitchen, ground floor W/C, open plan Lounge/diner which opens out into large conservatory, To the first floor are two double bedrooms with built in storage and a further bedroom, a modern shower room. Externally, the property offers an un overlooked rear south facing garden, garage with parking for two vehicles.

Guide Price £550,000 - Freehold - Council Tax: E

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Entrance Hall

Tiled floor, radiator.

Cloakroom

4'7 x 4 (1.40m x 1.22m)

Frosted window to front, low level wc, wash hand basin, heated towel rail.

Kitchen

11'7 x 8'3 (3.53m x 2.51m)

Double glazed window to front, modern fitted kitchen with eye level and base units with high gloss doors and worktop over, sink with mixer tap over, electric oven, gas hob, stainless steel extractor over, wine cooler, space for washing machine and fridge freezer,

Lounge/Diner

19'4 x 16'3 (5.89m x 4.95m)

Double glazed window to side, Double glazed French doors to rear, gas fireplace with feature surround, radiator, carpet.

Conservatory

12'10 x 11'5 (3.91m x 3.48m)

Double glazed windows and roof, Double glazed French door to side, radiator, tiled floor.

1st Floor Landing

Loft hatch, carpet

Bedroom One

12'3 x 10 (3.73m x 3.05m)

Double glazed window to front, built in storage, radiator, carpet.

Bedroom Two

12'7 x 9'8 (3.84m x 2.95m)

Double glazed window to the rear, built in storage, radiator, carpet.

Bedroom Three

9' x 7'7 (2.74m x 2.31m)

Double glazed window to rear, radiator, carpet.

Shower Room

8'6 x 6 (2.59m x 1.83m)

Double glazed frosted window to the front, walk in shower, with rainfall head and hand attachment, wash hand basin, with vanity unit below, wc, fully tiled, heated towel rail, airing cupboard.

Rear Garden

South facing garden, laid to lawn, side access.

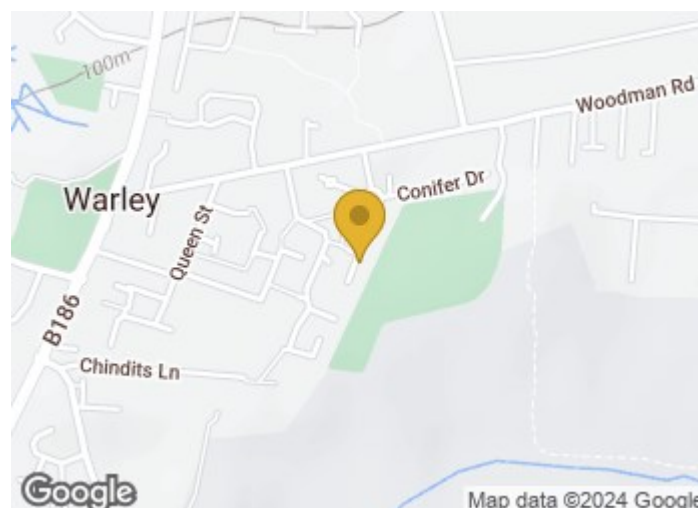
Garage

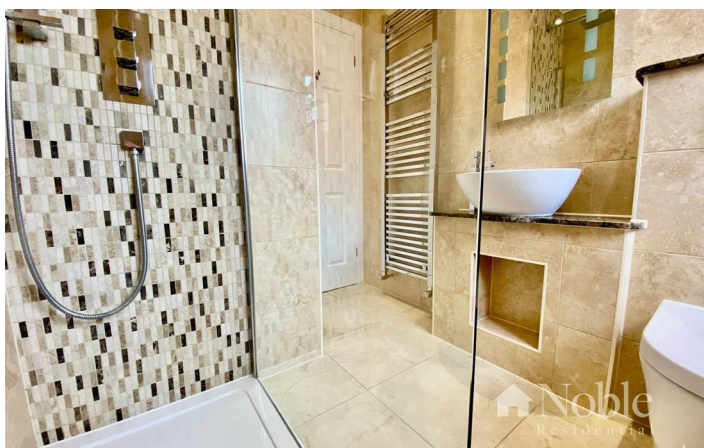
18'2 x 9 (5.54m x 2.74m)

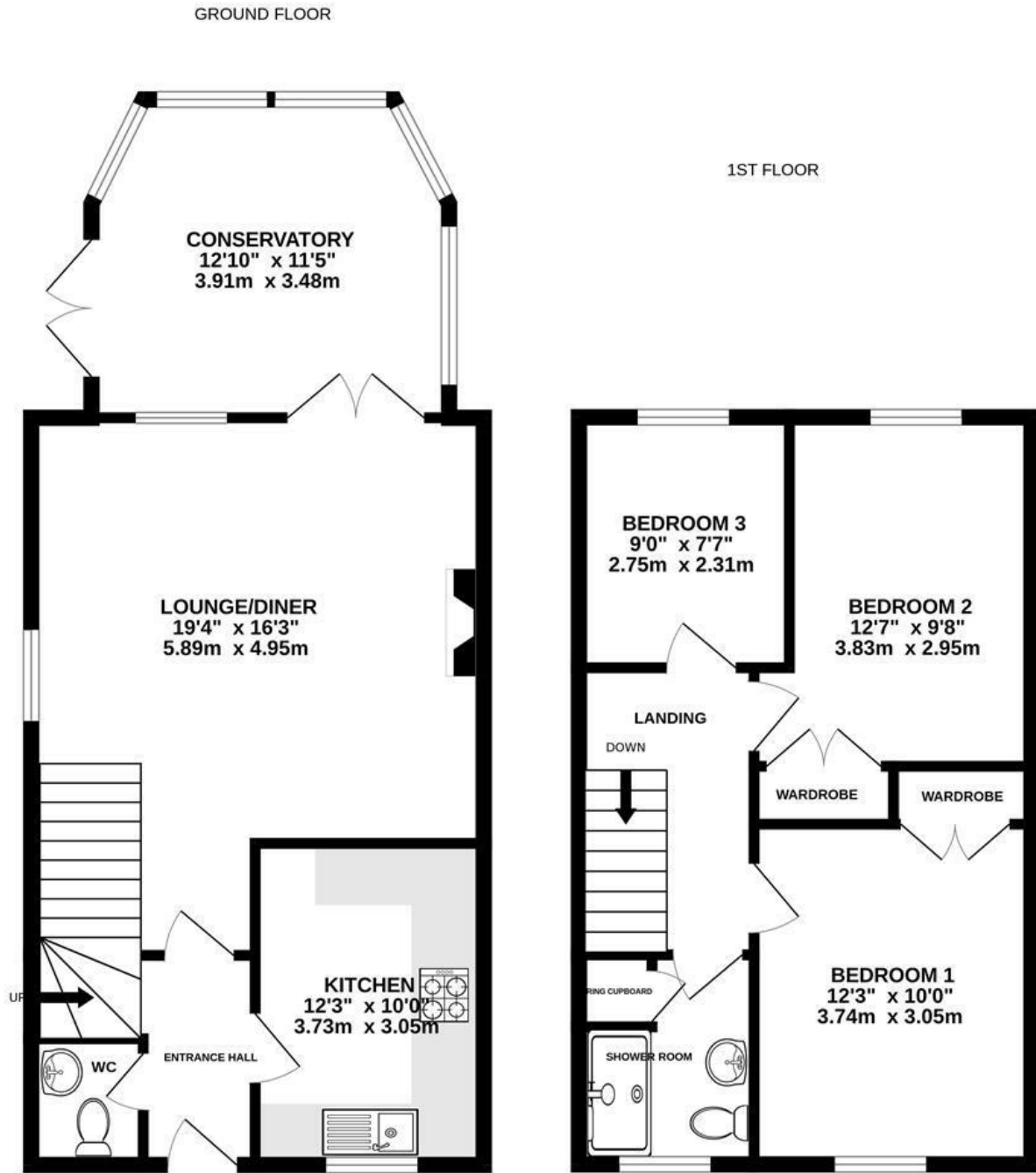
Up and over door, power and lighting.

Parking

Property has parking for one/two cars







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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Material Information:
Council Tax Band: E
Tenure: Freehold

