



Warley Hill, Warley, Brentwood

Guide Price £800,000



- Well presented fantastic family home
- Positioned in sought after location approximately 0.2 miles to Brentwood Railway Station/ Elizabeth Line
- Ideal location for local amenities, shops and popular schools
- Unique property offering spacious living accommodation
- Ground floor shower room, two bedrooms, bathroom, study, kitchen/diner, utility room, conservatory and family size lounge
- Three further 1st floor bedrooms
- Rear garden with patio with seating area, shed and Hot Tub to remain
- Personal outbuilding/Pub plus a music studio
- Ideal home for the growing family



Welcome to this stunning five-bedroom detached family home located in the sought-after area of Warley Hill, Warley, Brentwood.

This property boasts three reception rooms, providing ample space for entertaining guests or simply relaxing with the family. The well-presented interior offers a unique opportunity with generously sized living areas and well-proportioned bedrooms, ground floor shower room plus family bathroom, ensuring comfort and luxury for all.

Conveniently situated just 0.2 miles from Brentwood Railway Station/Elizabeth Line, commuting is a breeze for those working in the city or exploring the surrounding areas. Additionally, the property is close to local amenities and popular schools, making it an ideal choice for families.

Step outside to discover a secluded rear garden, complete with a charming pub/outbuilding, a music studio and a luxurious hot tub - perfect for unwinding after a long day.

Don't miss out on the chance to own this exceptional property that combines convenience, comfort, and style in one of Brentwood's most desirable locations.

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Enter the property via porch to front.

L-shaped entrance hall gives access to all rooms. Storage cupboard.

Bedroom 14'3 x 7'9 overlooks the front aspect.

Three piece shower room comprises shower, wash hand basin and low level WC. Tiling to walls.

Bathroom comprises freestanding bath fitted with hand held shower attachment, vanity wash hand basin and low level WC. Tiling to walls. Obscure double glazed window.

Study 7'8 x 4'9 double glazed window to side aspect. Access is given to utility room 6'8 x 4'9

Family size lounge 15'4 x 12'0 double glazed window to side. Coved ceiling.

Turning staircase leads to first floor landing.

Open plan kitchen/diner 20'7 x 15'4 modern high gloss wall and base mounted units with matching storage drawers and under unit lighting. Complimentary work surfaces housing sink drainer with swan neck mixer tap. Breakfast bar seating. Space for Range style cooker. Double extractor hood to remain. Remaining appliances can be housed in utility room.

Conservatory 13'9 x 11'7 French double glazed doors open onto rear garden. Fan light double glazed windows.

Bedroom enjoys views over rear garden. Built in wardrobe.

First floor landing is home to further three bedrooms.

Main bedroom 12'6 x 11'8 enjoys views over rear garden. Double glazed window. Walk in wardrobe.

Modern en-suite shower room comprises, shower, wash hand basin and low level WC. Tiling to walls. Obscure double glazed window.

Bedroom 11'7 x 11'3 is located to the front of the property. Double glazed window.

Externally the property has an amazing rear garden. Predominately lawned with an abundance of flowering shrubs, trees and bushes. Patio seating area. Shed with power and light and Hot Tub to remain.

Personal Pub/Outbuilding 11'1 x 9'6 can be used for multiple purposes and has power and light connected. (Fittings negotiable)

Unique Music Room 18'9 x 12'2 also has power and light connected. Side access gate.

Council Tax Band: E

Local Authority: Brentwood

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission, and building regulations is accurate and correct.

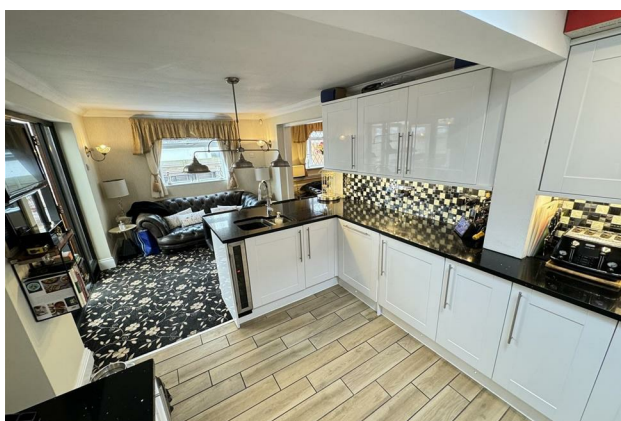
The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



Local Life

Brentwood began as a small settlement in a woodland clearing on the London to Colchester road over eight hundred years ago. Gradually it developed into a small market town where medieval pilgrims, on their way to the shrine of St Thomas Becket at Canterbury, visited St Thomas' Chapel in the High Street. Pilgrims Hatch is located on the outskirts of Brentwood. Accessible for Brentwood High Street and The Brentwood Centre. where you can enjoy gym, swimming pool, fitness classes & sports hall facilities. Popular schools nearby plus easy access to A12/M25 road links .



Ground Floor

