

Paul Mason Associates



Church Lane, Great Warley, Brentwood, CM13 3EP

Offers in excess of £650,000



- Four Bedroom Family Home
- Positioned On A Quiet Lane Adjoining Open Countryside
- Fully Fitted Kitchen
- Lounge With Feature Fireplace
- Dining Room With Bi-Folding Doors Opening To The Large Patio & Garden
- Family Room / Office
- Gated Driveway With Extensive Parking
- Large Garden With Workshop / Gym, Plus Additional Garage Storage
- Easy Access To Road Links (M25 / A12 / A127)
- Internal Inspection Highly Advised

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

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

Gary Townsend at Paul Mason Associates offers a wonderful, four bedroom family home, positioned on a favoured road backing onto open countryside. The property is approached via a gated driveway and offers three reception rooms, vaulted kitchen, four bedrooms, plus a family bathroom with roll top bath. The large garden adjoins open fields and offers a level lawn, spacious patio, picket fenced vegetable garden and workshop/gym (potential Home Office). All this is within easy access of road and rail links to London, plus local amenities and schooling.

Church Lane is located on the outskirts of Great Warley on the border of Brentwood. This semi-detached home benefits from being in easy access to major road links (M25/A12/A127) into London and is just a short drive away from both Brentwood (Elizabeth Line) and West Herndon (C2C line), both of which offer a wide array of shops, bars and restaurants.

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Approx. Gross Internal Floor Area 1381 sq. ft / 128.30 sq. m  
Produced by Element Property

## DISTANCES

Brentwood Station (Mainline & Elizabeth Line): 3.4 miles  
Upminster Station: 3.6 miles  
Great Warley: 1.8 miles  
West Horndon Station (C2C): 3.1 miles  
M25 (Junction 9): 1 mile  
(All distances are approximate)

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Stairs to first floor with storage cupboard under, radiator with cover, oak flooring and smooth ceiling.

#### Kitchen / Breakfast Room

4.33m x 3.21m (14'2" x 10'6")  
Double glazed window to rear, range of matching base and wall units with oak worksurface incorporating a one and half bowl sink/drainage unit with central mixer tap and quartz splashback, built-in electric oven plus gas hob with extractor over, integrated fridge/freezer, dishwasher and washing machine, central island with breakfast bar, wall mounted boiler in cupboard, laminate flooring and vaulted smooth ceiling with sunken spotlights.

#### Dining Room

4.84m x 3.23m (15'10" x 10'7")  
Open to the kitchen this is a light and airy entertaining area with bi-folding doors opening to the large rear patio and garden in one direction, and to the main lounge area in the other, radiator with cover, wooden flooring and smooth ceiling.

#### Lounge

4.22m x 3.44m (13'10" x 11'3")  
Double glazed window to front, open plan to the Family Room / Study, feature fireplace with electric flame effect burner, radiator, wooden flooring and smooth ceiling.

#### Study / Family Room

3.02m x 2.96m (9'10" x 9'8")  
Double glazed window to front, radiator, range of fitted office furniture, wooden flooring and smooth ceiling. Door to Hallway.

### FIRST FLOOR

#### Landing

Double glazed window to side, wooden flooring and smooth ceiling.

#### Bedroom One

4.25m x 3.43m (13'11" x 11'3")  
Double glazed window to front, radiator, wooden flooring and smooth ceiling.

#### Bedroom Three

3.01m x 2.96m (9'10" x 9'8")  
Double glazed window to front, part panelled walls, radiator, wooden flooring and smooth ceiling.

#### Bedroom Four / Dressing Room

3.42m x 1.86m (11'2" x 6'1")  
Double glazed window to rear, radiator, wooden flooring and smooth coved ceiling.

#### Bathroom

Opaque window to side, roll top bath with shower attachment, separate shower cubicle, LLWC, pedestal wash hand basin with tiled backsplash, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

## SECOND FLOOR

#### Bedroom Two

4.10m x 4.01m (13'5" x 13'1")  
Double glazed window to rear with far reaching views, Velux window to front, radiator, storage in eaves, laminate flooring and smooth ceiling.

### EXTERIOR

#### Driveway & Parking

The gated driveway offers extensive parking for numerous vehicles and is set behind wooden fencing with tree planting.

#### Rear Garden

A particular feature of the property is the large rear garden that adjoins fields to the rear providing wonderful countryside walks. The garden commences with a large patio area which is accessed directly off the Dining Room's bi-folding doors which makes it ideal for entertaining and al-fresco dining. From here, you step down to a level lawn which also incorporates a picket fenced vegetable garden plus additional play area for the children. You are drawn to the rear of the garden as there is a spacious workshop / gym which power and lighting fitted (could be easily converted to a Home Office). Finally there is an handy garage which is currently used as storage.

#### Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and

furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

#### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.





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