



Keith  
Ashton

Pennyfields, Warley  
Brentwood



## 22 PENNYFIELDS

Warley Brentwood, CM14 5JP

£535,000

We are delighted to present this spacious and versatile four-to-five-bedroom family home, ideally located in a pleasant cul-de-sac within the Pennyfields Estate in Warley. Perfectly positioned just minutes from Brentwood Mainline Station—with excellent links into London and beyond—and within easy reach of Brentwood High Street and highly regarded local schools, this property offers an ideal balance of convenience and community.

Designed with family living in mind, the home boasts generous and flexible accommodation, providing ample space to adapt to your needs—whether that's additional bedrooms, a home office, or extended entertaining areas.

\*\*Please note: Sold as investment opportunity with tenant in place until at least November\*\*

- SEMI-DETACHED FAMILY HOME
- FOUR/FIVE BEDROOMS
- GROUND FLOOR SHOWER ROOM
- CONSERVATORY
- 0.3 MILES TO BRENTWOOD STATION
- OFF-STREET PARKING
- CUL-DE-SAC LOCATION
- EASY REACH OF HIGHLY REGARDED SCHOOLS



## Description

The home opens with a welcoming, light-filled porch that leads into a lobby complete with a ground-floor cloakroom. At the front of the property, the inviting living room flows effortlessly into the dining area, where sliding doors provide direct access to the rear garden. This open-plan design creates a bright, airy atmosphere, perfect for everyday family living. The well-appointed kitchen is fitted with a range of eye and base level units, generous worktop space, and a doorway leading out to the conservatory. A converted garage offers versatile accommodation, functioning as either a fifth bedroom or a home office, and benefits from a shower room and built-in storage.

Upstairs, the first-floor landing provides access to four generously sized bedrooms and a modern family bathroom, catering comfortably to growing families.

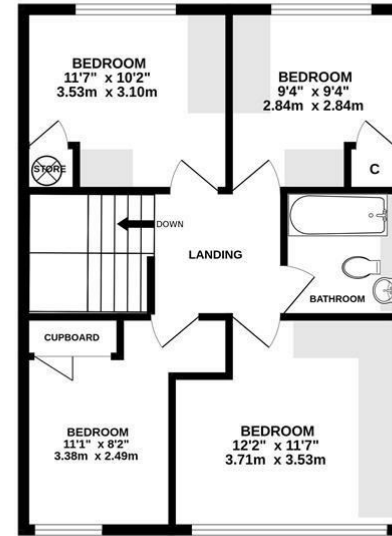
Outside, the rear garden begins with a paved seating area, leading to a neatly kept lawn with a second paved section and a practical storage shed. To the front, the driveway offers convenient off-street parking, complemented by a manicured lawn that enhances the property's kerb appeal.



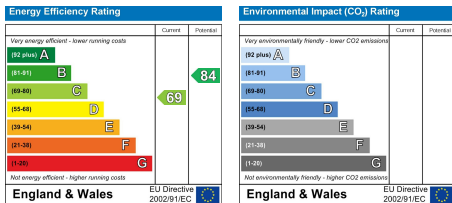
GROUND FLOOR  
736 sq.ft. (68.4 sq.m.) approx.



1ST FLOOR  
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 1277 sq.ft. (118.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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**SERVICES:**

Local Authority: Brentwood  
Council tax band: E  
Post code: CM14 5JP

**VIEWING:**

Strictly by prior arrangement with Keith Ashton Estate Agents

**OPENING HOURS:**

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

**MORTGAGE INFORMATION:** We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 260858 or visit our interactive website at [www.mortgagebusiness.net](http://www.mortgagebusiness.net)



We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website [www.keithashton.co.uk](http://www.keithashton.co.uk)

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