



Keith
Ashton

Cromwell Road, Warley
Brentwood



36A CROMWELL ROAD Warley Brentwood, CM14 5DT

£725,000

We are delighted to bring to market this detached family home, ideally positioned just 0.3 miles from Brentwood station, offering excellent transport links into London and beyond.

Beautifully presented throughout, the property features well-designed and versatile accommodation, including four bedrooms and two bathrooms, making it ideally suited to modern family living.

Located within easy reach of highly regarded schools, Brentwood High Street and a wide range of local amenities, the property combines convenience with spacious and comfortable accommodation in a sought-after residential setting.

- DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- FOUR BEDROOMS
- BUILT-IN WARDROBES
- 0.3 MILES TO BRENTWOOD STATION
- TWO BATHROOMS
- OFF-STREET PARKING
- EASY REACH OF HIGHLY REGARDED SCHOOLS



Description

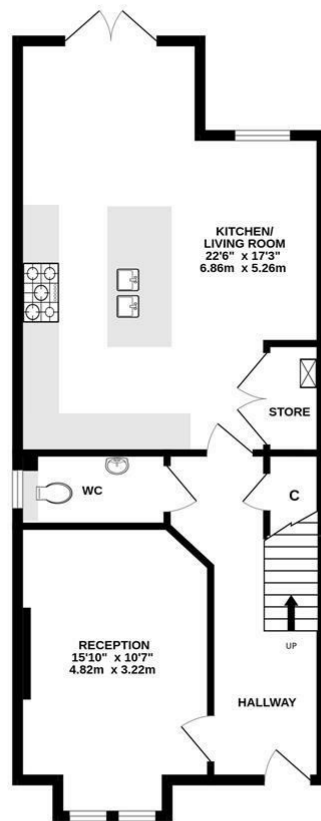
The internal accommodation commences with a welcoming entrance hall leading through to a comfortable, front-facing reception room. To the rear of the property, a spacious open-plan kitchen and living area is flooded with natural light via window and double doors overlooking and leading out to the garden. The kitchen is fitted with a range of eye and base level units, granite work surfaces and a central island, creating an ideal space for both everyday living and entertaining. A ground floor cloakroom completes this level.

To the first floor, the landing provides access to the principal bedroom situated to the rear, benefiting from built-in wardrobes and an ensuite shower room. There are three further well-proportioned bedrooms along with a modern family bathroom.

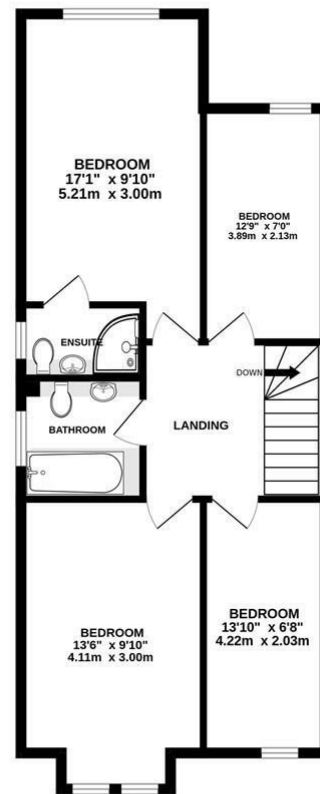
Externally, the rear garden commences with a paved patio area leading onto a neatly maintained lawn with mature shrub borders. To the front, a block paved driveway provides off-street parking.



GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA: 1293 sq.ft. (120.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Target	Current	Target
Very energy efficient - lower running costs (82 plus) A		Very environmentally friendly - lower CO ₂ emissions (82 plus) A	
(61-81) B		(61-81) B	
(41-60) C		(41-60) C	
(21-40) D		(21-40) D	
(11-20) E		(11-20) E	
Not energy efficient - higher running costs (1-10) F		Not environmentally friendly - higher CO ₂ emissions (1-10) F	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

SERVICES:

Local Authority: Brentwood
Council tax band: F
Post code: CM14 5DT

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



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

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Tel. 01277 375757

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Tel. 01277 202200

Explore more @ www.keithashton.co.uk