



Keith
Ashton

Brackens Drive, Warley
Brentwood



85 BRACKENS DRIVE Warley Brentwood, CM14 5UF

With a pleasant outlook to the front over a tidy greensward and being un-overlooked from the rear elevation is this extended three-bedroom, mid terrace family home which is located on the popular Brackenswood Development. This family home has been well-maintained and benefits from a spacious conservatory extension to the rear, plus extension into the loft space to create a large master bedroom with en-suite. Furthermore, there is a good-sized outbuilding to the bottom of the garden which would be ideal for someone looking to work from home, and parking is provided by way of a garage and parking close to the property. The property is conveniently located being just a short distance to Brentwood Mainline train station and within walking distance of Warley Primary School.

- THREE BEDROOM FAMILY HOME
- WALKING DISTANCE TO WARLEY PRIMARY SCHOOL
- WITHIN EASY REACH OF BRENTWOOD TRAIN STATION
- ACCOMMODATION OVER THREE LEVELS
- EN-SUITE TO MASTER BEDROOM
- GROUND FLOOR CLOAKROOM
- SPACIOUS CONSERVATORY
- GARAGE & PARKING CLOSEBY

Guide Price £475,000



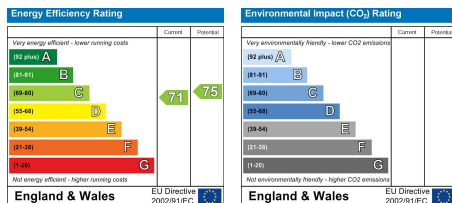
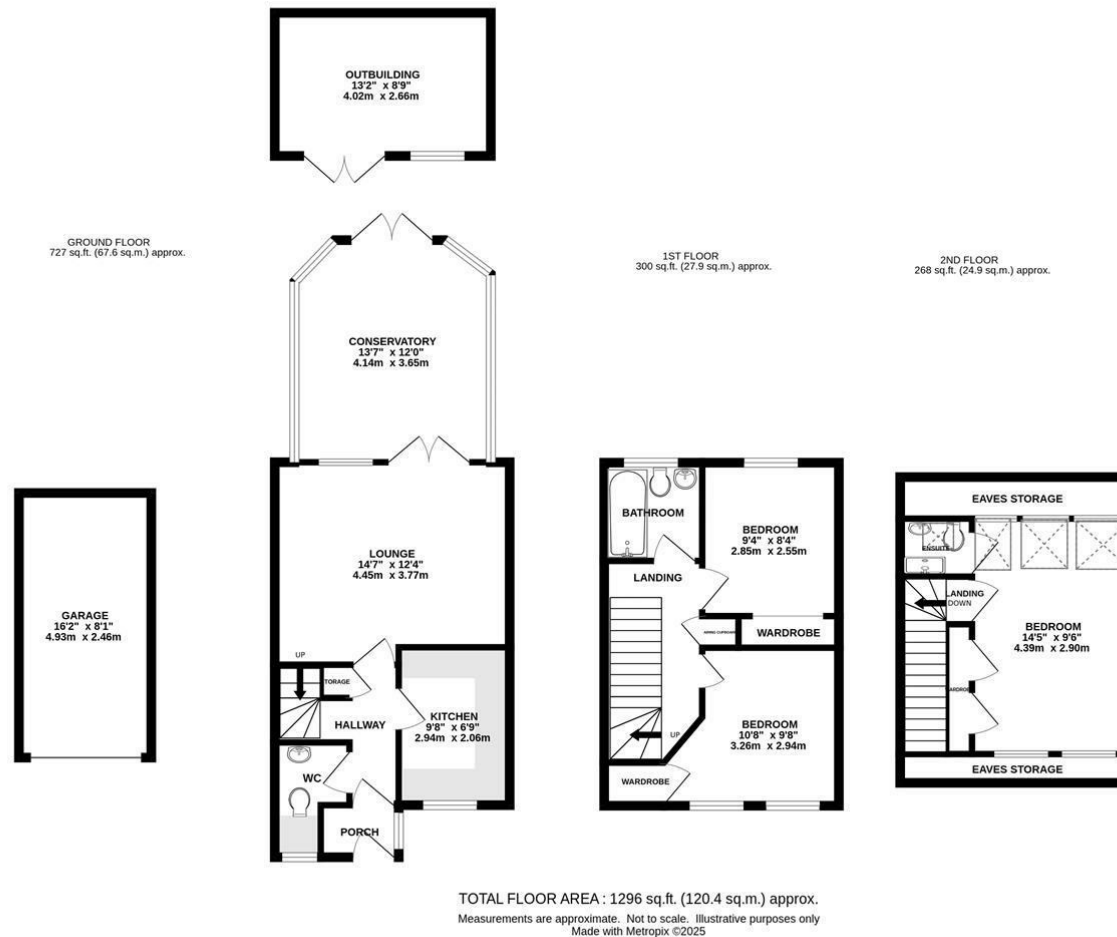
Description

Entering the property via a porch to the front of the property you have access into the hallway where stairs rise to the first-floor level. There is a ground floor cloakroom with part tiled walls which is fitted with a modern suite. The kitchen is well-equipped and includes an integrated oven with hob and extractor above, and there is an integrated fridge/freezer and washer/dryer. Modern gloss, wall and base units with granite work surface and splashbacks provide ample storage options. A spacious lounge has French doors which open into a large conservatory at the rear of the property. The conservatory is a spacious addition to this property, with windows to all aspects, a high-pitched roof and further French doors which open onto the garden.

Rising to the second floor you have two bedrooms, both with built-in storage. A modern, fully tiled family bathroom is also located on this level, it comprises of a panelled bath with shower over, wash hand basin set into a vanity unit and a close coupled w.c. There is an additional bedroom to the second-floor level, a spacious master with built-in storage and eaves storage space. There are triple Velux windows to the rear aspect and two further Velux windows to the front allowing for lots of natural lighting. The Velux windows to the rear are positioned to take full benefit of the outlook at the rear of the property. Finishing the accommodation on the second floor is a stylish, fully tiled en-suite shower room with walk-in shower, wash hand basin and w.c.

Externally, you have an easy to maintain garden which commences with a decked patio leading into the lawn. A pathway gives access to the bottom of the garden where there is a large timber framed summer house/outbuilding which makes an ideal workspace for someone looking to work from home. Viewers will note that the garden is un-overlooked from the rear. As previously mentioned, the property overlooks a tidy greensward to the front and there is parking available close-by which includes a garage with parking space to the front.





SERVICES:

Local Authority: Brentwood
Council tax band: D
Post code: CM14 5UF

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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