



Keith  
Ashton

Warescot Road,  
Brentwood



## 50B WARESCOT ROAD Brentwood, CM15 9HE

We are delighted to bring to market this semi-detached family home, situated less than a mile from Brentwood High Street and within close proximity to a number of highly regarded local schools. Beautifully presented throughout, the property offers well-planned accommodation, including three generously sized bedrooms.

Located within easy reach of Brentwood station, which provides excellent links into London and beyond, this home combines comfort, convenience, and connectivity.

- SEMI-DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE BEDROOMS
- GARAGE
- HIGHLY REGARDED SCHOOLS NEARBY
- OUTBUILDING
- 0.8 MILES TO BRENTWOOD HIGH STREET
- GROUND FLOOR WC

Offers In Excess Of £500,000



## Description

The internal layout begins with a welcoming entrance hall, leading to a well-appointed, front-facing kitchen fitted with a range of eye and base level units and ample worktop space. To the rear, a bright and spacious lounge is flooded with natural light via large sliding doors that open onto the rear garden. This space flows seamlessly into the dining/family room, complete with a feature fireplace, creating an ideal setting for both everyday living and entertaining. A ground floor cloakroom completes the accommodation on this level.

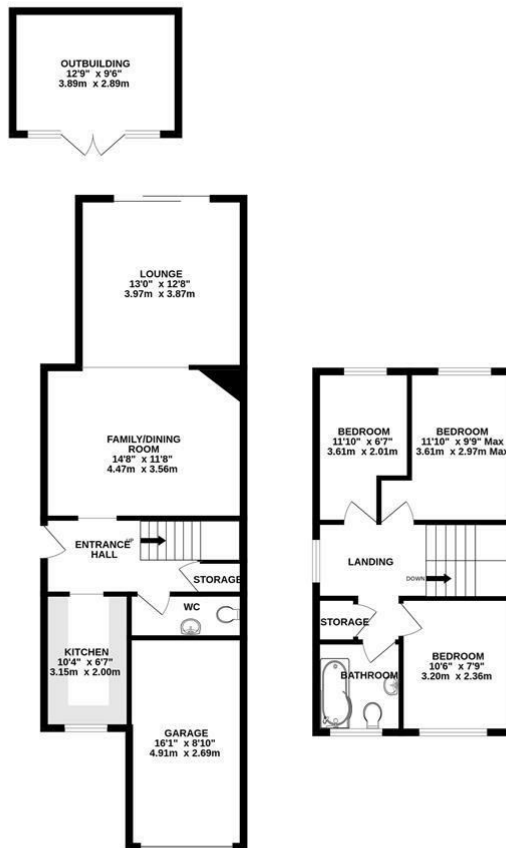
To the first floor, a generous landing provides access to all rooms, including three well-proportioned bedrooms and a modern family bathroom.

Externally, the low-maintenance rear garden begins with a paved patio, leading to an artificial lawn and a purpose-built outbuilding to the rear, offering versatile use as a home office, gym, or similar. To the front, a shingled driveway provides off-street parking.

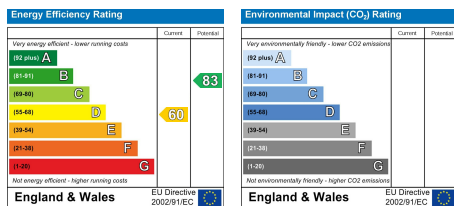


GROUND FLOOR  
789 sq.ft. (73.3 sq.m.) approx.

1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 1217 sq.ft. (113.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**SERVICES:**

Local Authority: Brentwood  
Council tax band: D  
Post code: CM15 9HE

**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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