



Keith  
Ashton

Myrtle Road, Warley  
Brentwood



## 23 MYRTLE ROAD Warley Brentwood, CMI4 5EG

**\*\*Guide Price £415,000 - £440,000\*\*** We are delighted to bring to market this charming period cottage, ideally positioned just a stone's throw from Brentwood Station, offering excellent transport links into London and beyond.

Perfectly suited to first-time buyers or small families, this attractive home is conveniently located within easy reach of the High Street, with its wide selection of shops, bars, and restaurants, while also being close to beautiful country parks and open green spaces.

- ATTRACTIVE PERIOD COTTAGE
- TWO RECEPTION ROOMS
- FEATURE FIREPLACE
- THREE BEDROOMS
- CLOSE TO BRENTWOOD STATION
- HIGHLY REGARDED SCHOOLS NEARBY
- EASY REACH OF THE HIGH STREET
- PRIVATE REAR GARDEN

Guide Price £415,000 - £450,000



## Description

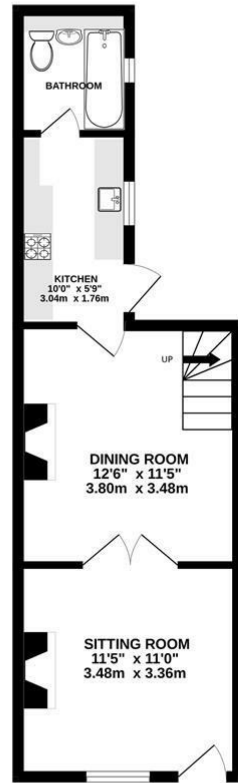
The internal accommodation begins with a cosy sitting room, featuring a characterful fireplace and a front-facing window. Double doors lead through to the dining room, which in turn opens into a well-appointed kitchen fitted with a range of wall and base units. An external door provides access to the rear garden, while a family bathroom completes the ground floor.

To the first floor, the landing gives access to two well-proportioned double bedrooms, with a further single bedroom positioned to the rear.

Externally, the rear garden features a paved seating area, leading onto an artificial lawn, creating a low-maintenance and attractive outdoor space.



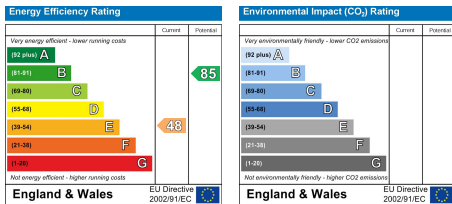
GROUND FLOOR  
349 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 657 sq.ft. (61.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix C2025



**SERVICES:**

Local Authority: Brentwood  
Council tax band: C  
Post code: CM14 5EG

**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)

Brentwood  
Tel. 01277 260858

Villages Office  
Tel. 01277 375757

Lettings Office  
Tel: 01277 202200

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