



# Magnolia Crescent

Great Warley, Brentwood

A highly impressive three bedroom house situated on the popular Mascalls Park development built by Bellway Homes, with split level living and stunn...

Council Tax band: TBD

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





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A highly impressive three bedroom house situated on the popular Mascalls Park development built by Bellway Homes, with split level living and stunning accommodation throughout.

The ground floor accommodation is split-level and commences with a wide hallway with double doors to a formal lounge with dual aspect views, windows to the front and back. There is also a study/ playroom and WC on this level. Steps lead down to a beautifully fitted, open plan kitchen/dining, family room with a range of integrated appliances and a separate utility room. There are two sets of double doors leading to the rear garden.

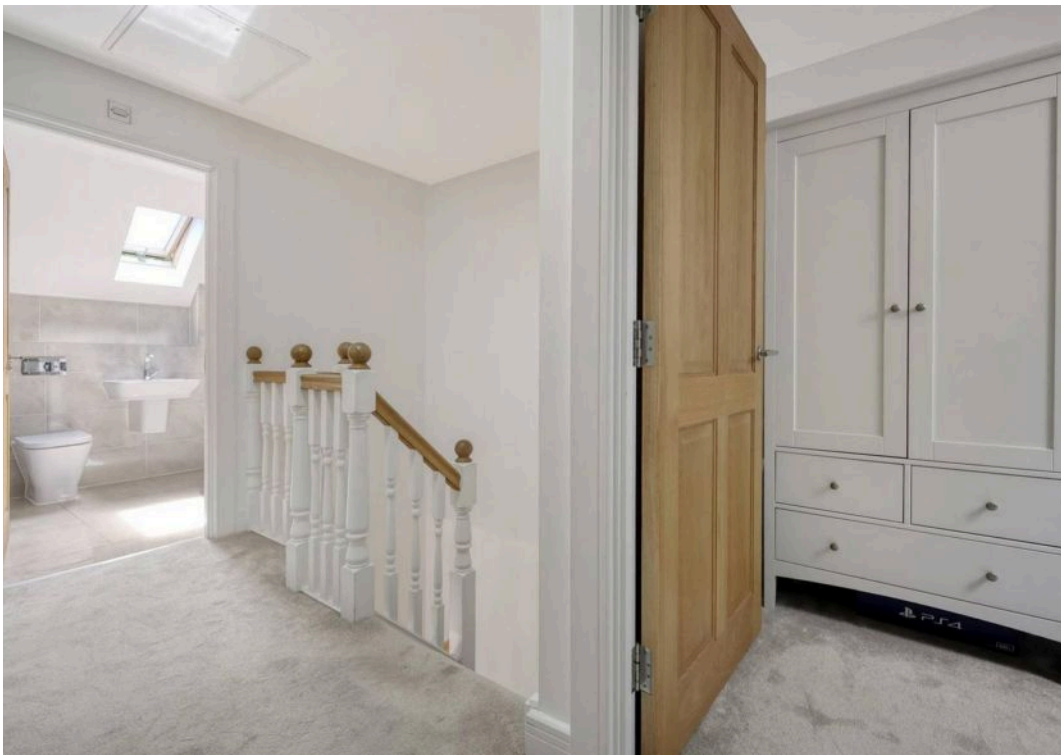
Heading upstairs, the bedroom accommodation offers two generous double bedrooms and a further third bedroom and family bathroom. The principle bedroom boasts an en-suite shower room.

Externally, the property enjoys a low maintenance rear garden backing onto woodland with a good size patio and terrace from the kitchen. There is a raised border to the garden with a storage shed and mature hedge. The property is situated at the end of a footpath overlooking a beautiful green. There is a cartlodge style garage offering ample off street parking.



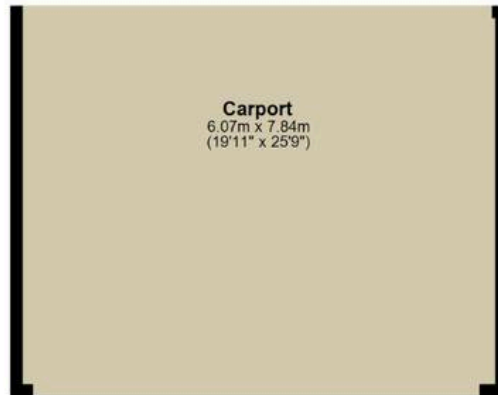
Mascalls Park is a contemporary development of three, four and five bedroom homes set in the grounds of a former hospital and surrounded by







**Sub-basement**  
Approx. 47.6 sq. metres (512.2 sq. feet)



**Ground Floor**  
Approx. 55.8 sq. metres (600.3 sq. feet)



**First Floor**  
Approx. 52.9 sq. metres (569.4 sq. feet)



**Second Floor**  
Approx. 58.9 sq. metres (633.5 sq. feet)



## About Us

Walkers | People & Property is built on a lifelong family passion for homes. Martin, Gillian and Adam Walker lead a respected, professional team who live and breathe all aspects of property. With over 30 years of experience, we understand the moving process on a personal level and are committed to delivering exceptional results. Most of all, helping people move is our hobby, and handing over the keys to excited buyers remains our favourite moment.

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