





76A CRESCENT ROAD

Warley Brentwood, CM14 5JG

Located in a convenient position within just a short walk of Brentwood High Street and Mainline Train Station with fast trains into London, this delightful upper maisonette offers a perfect blend of comfort and convenience. Boasting two spacious double bedrooms, this first-floor residence is ideal for small families, couples, or individuals seeking a tranquil retreat. The property benefits from having an easy to maintain, private rear garden, and off street parking to the front. Also within close proximity are a range of amenities including good schools and beautiful open spaces, including Warley Country Park and King Georges Playing Fields.

Guide Price £400,000

- FIRST FLOOR MAISONETTE
- TWO DOUBLE BEDROOMS
- PRIVATE GARDEN
- LEASE RECENTLY EXTENDED TO 172 YEARS



Description

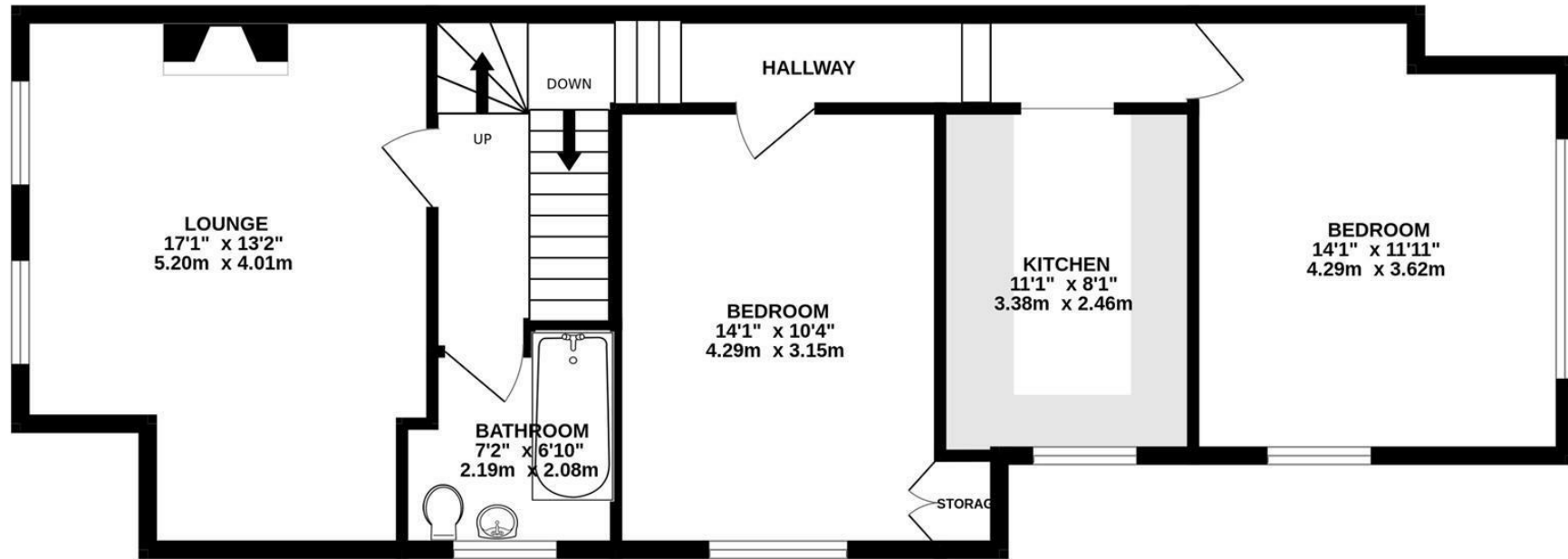
Upon entering, you are welcomed into a bright and airy reception room, perfect for relaxation or entertaining guests. The well-appointed kitchen provides ample space for culinary pursuits, while the adjoining dining area creates a warm atmosphere for shared meals. There are two sizable bedrooms, with storage within the master. The property also features a modern bathroom.

One of the standout features of this maisonette is the private garden, a lovely outdoor space where you can enjoy the fresh air, host barbecues, or simply unwind. Additionally, the property includes a driveway, offering convenient off-street parking.

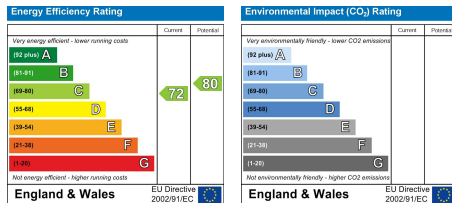
For those in need of extra storage, the loft access with a drop-down ladder provides an excellent solution, allowing you to keep your living space clutter-free. Furthermore, the property is currently in the process of extending the lease, adding to its appeal for potential buyers.



FIRST FLOOR 756 sq.ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA : 756 sq.ft. (70.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:

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

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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