



Keith  
Ashton

Weald Road,  
Brentwood



## 40 WEALD ROAD Brentwood, CM14 4SX

Guide Price £425,000 - £450,000

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Set across two floors, the ground level features two generous double bedrooms, while the first floor boasts a bright lounge and a well-appointed kitchen/diner opening onto a full-length balcony – an ideal space to relax or entertain.

Ideally located just half a mile from Brentwood Station, this home combines individuality with superb convenience, offering excellent connectivity into London and beyond.

- TWO BEDROOM SEMI-DETACHED HOME
- CORNER PLOT
- SPACIOUS BALCONY
- GENEROUS DOUBLE BEDROOMS
- HALF A MILE FROM BRENTWOOD STATION
- OFF-STREET PARKING
- STRIKING DISTANCE OF THE HIGH STREET
- LOW MAINTENANCE GARDEN



## Description

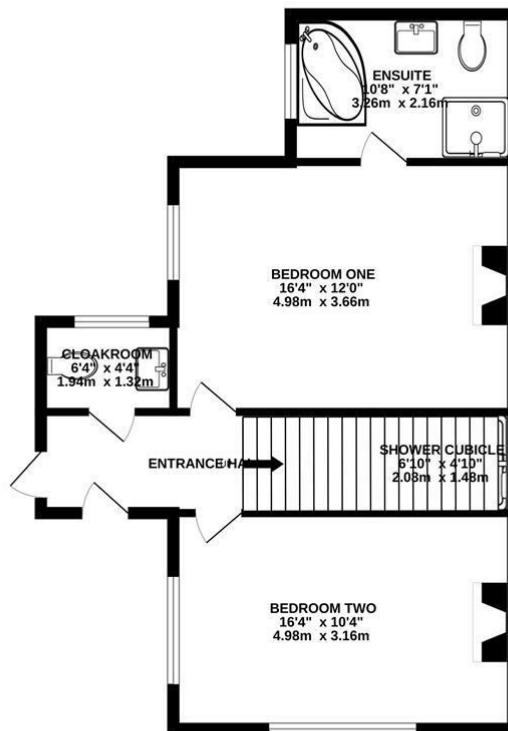
The accommodation begins with a welcoming entrance hall, leading to two well-proportioned double bedrooms, one with an ensuite bathroom and the other served by a walk-in shower, alongside a separate WC.

On the first floor, a bright lounge sits alongside a well-appointed kitchen/diner, fitted with a range of eye and base level units and generous worktop space. From here, doors open onto a full-length balcony, providing an excellent spot to relax or entertain.

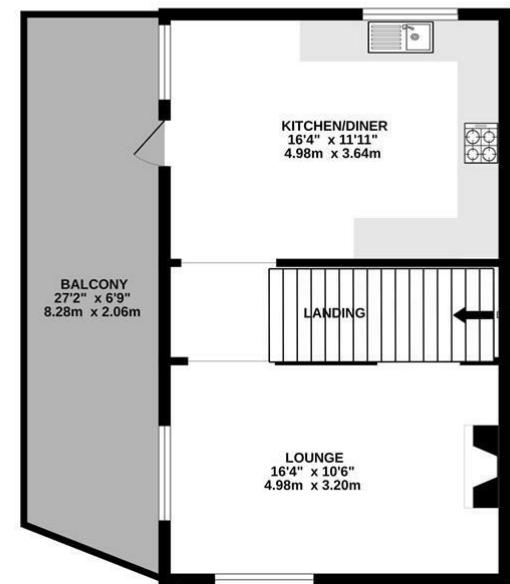
Externally, the property enjoys a low-maintenance rear garden with a paved patio and lawn, while to the front, a paved driveway offers convenient off-street parking.



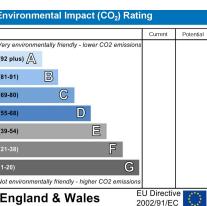
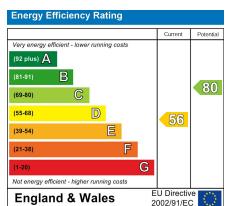
GROUND FLOOR  
567 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 1004 sq.ft. (93.3 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 4SX

#### 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)

