



MEACOCK & JONES

6 Bedrooms

House - Detached

Located in Warley

**Offers Over
£1,950,000**



enquiries@meacockjones.co.uk

www.meacockjones.co.uk

01277 218485

70 Mount Crescent Warley

Brentwood | | CM14 5DD



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An exceptional detached residence of considerable scale, beautifully reimagined for contemporary family living, set within mature grounds approaching 0.335 acres.

This outstanding detached family home, extending to approximately 4,435 sq ft, has been the subject of an exacting programme of refurbishment and extension, resulting in a house of exceptional quality, balance and design integrity.

The property features a symmetrical façade and period proportions, now complemented by a carefully considered interior that blends classic detailing with refined modern finishes. The result is a home of both architectural presence and everyday practicality, ideally suited to modern family life.

Mount Crescent is a highly regarded residential turning within Warley, conveniently positioned for Brentwood town centre and its excellent range of shops, restaurants and amenities.

Brentwood station provides regular services to London Liverpool Street via Crossrail, making the property particularly attractive for commuters, while the area is also well served by a number of highly regarded state and independent schools.



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70 Mount Crescent

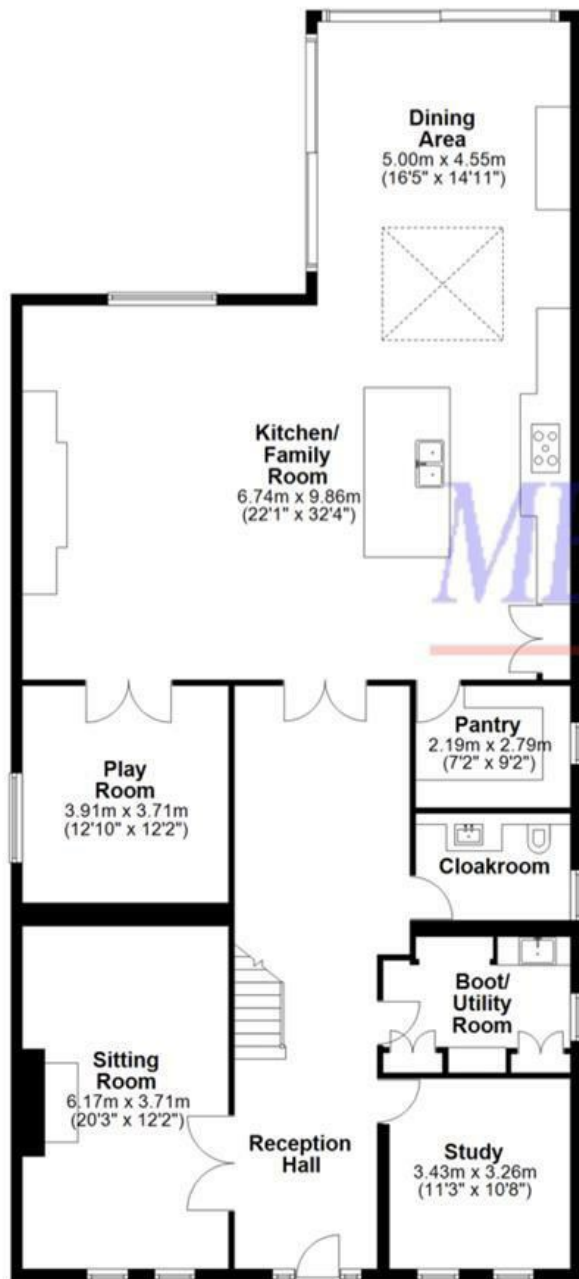
Offers Over £1,950,000 Freehold

- Substantial detached family home extending to approximately 4,435 sq ft
- Superb open-plan kitchen / dining / family room with bespoke cabinetry and garden access
- Luxurious principal suite with dressing area and en suite bathroom
- Beautifully presented interiors combining period character with contemporary design
- Detached garden studio/outbuilding ideal for office, gym or leisure use,
- Comprehensively refurbished and extended to an exceptional standard throughout
- Six well-proportioned bedrooms arranged over two floors
- Multiple bathrooms and en suites featuring high-quality fittings and finishes
- Impressive 250 ft south-facing rear garden with terrace and mature landscaping
- No onward chain





Ground Floor



Approximate Internal Floor Area
Main House 339 SQ M 4110 SQ FT
Store/ Workshop 30 SQ M 325 SQ FT
Total 412 SQ M 4435 SQ FT

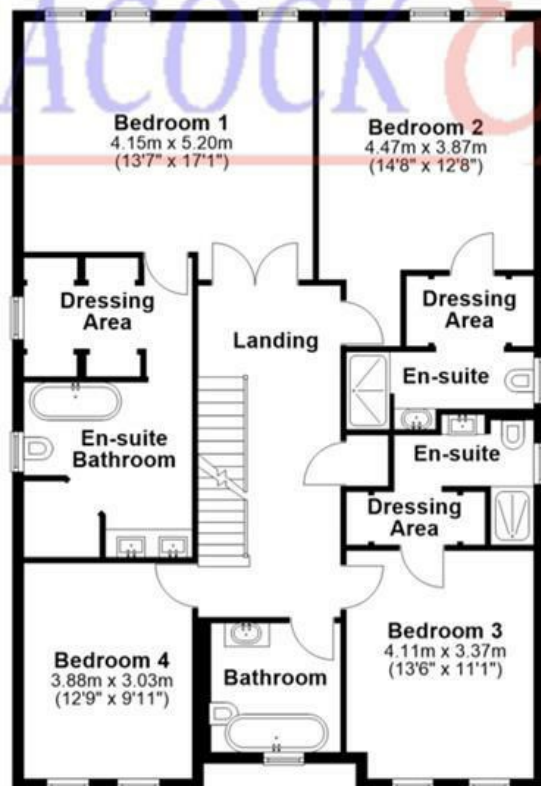
This floor plan is for guidance to layout only and is
NOT TO SCALE.

Whilst every care is taken in the preparation of this plan, please
check all dimensions, shapes & compass bearings before
making any decisions reliant upon them.

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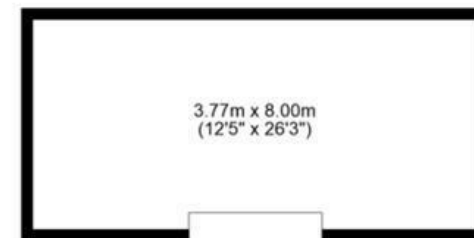
First Floor



Second Floor



Store/ Workshop



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106 Hutton Road
Shenfield
Essex
CM15 8NB

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Council Tax Band:

Local Authority: Brentwood Borough Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
92-91	B		
81-61	C		
55-41	D		
35-41	E		
21-31	F		
1-10	G		
No energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations or statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of their professional representatives. All measurements, areas and distances given are approximate. We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order. Any fixtures or fittings detailed in these particulars are not necessarily included in the sale price and Meacock & Jones and their staff accept no liability for any errors contained therein.

