



**Hammonds Lane, Great Warley, Brentwood, CM13 3AQ**

 william  
h brown

**welcome to**

## **Hammonds Lane, Great Warley, Brentwood**

This property is an ideal first time buy or investment. Situated close to Brentwood train station makes this perfect for the commuter.

Offered in good order throughout and situated in a cul de sac location. Benefits from own private rear garden and garage.





**Entrance**

**Lounge/Diner**

17' 3" x 11' 8" ( 5.26m x 3.56m )

**Kitchen**

12' 5" x 9' 11" ( 3.78m x 3.02m )

**Bedroom One**

15' 3" x 9' 10" ( 4.65m x 3.00m )

**Bedroom Two**

12' 2" x 11' 10" ( 3.71m x 3.61m )

**Shower Room**

6' 4" x 5' 6" ( 1.93m x 1.68m )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Hammonds Lane, Great Warley, Brentwood

- MODERN TOP FLOOR MACIONETTE
- TWO DOUBLE BEDROOMS
- PRIVATE GARDEN TO REAR
- GARAGE EN-BLOC
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 13.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£315,000**



**view this property online** [williamhbrown.co.uk/Property/BET104211](http://williamhbrown.co.uk/Property/BET104211)

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Property Ref:  
BET104211 - 0004

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