



Keith
Ashton

Warley Hill, Warley
Brentwood



61 WARLEY HILL

Warley Brentwood, CM14 5HN

Guide Price £475,000 - £500,000

****Guide Price £475,000 - £500,000**** Nestled in the charming area of Warley, Brentwood, is this beautiful three-bedroom mid-terrace family home. Situated ideally just a stone's throw away from Brentwood High Street and the mainline train station, offering easy access to amenities and excellent transport links. For those who enjoy the outdoors, Warley playing fields are within walking distance, providing a picturesque setting for leisurely strolls or recreational activities. The property boasts a sitting room, a separate dining room, a contemporary kitchen with an extended layout that includes a utility area and additional space perfect for a playroom. To the first floor there are two sizable double bedrooms and a single and a modern family bathroom. Externally you will find a well-maintained rear garden, whilst to the front there is off-street parking.

- MID TERRACE FAMILY HOME
- THREE BEDROOMS
- WELL MAINTAINED REAR GARDEN
- OFF STREET PARKING
- SOUGHT AFTER LOCATION
- CLOSE TO WARLEY PLAYING FIELDS
- BRETNWOOD MAINLINE TRAIN STATION NEARBY
- SEPARATE UTILITY SPACE

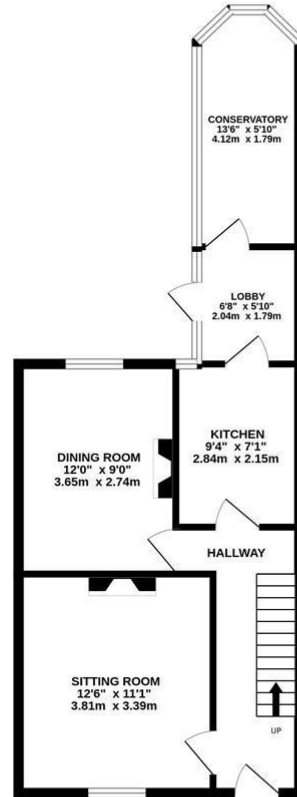


Description

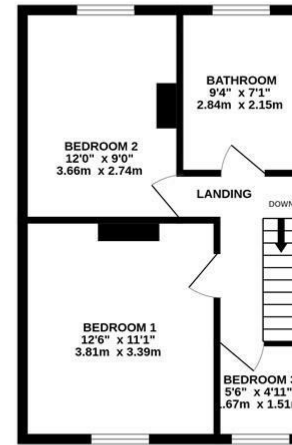
The internal accommodation commences with a welcoming entrance hallway, from here there is access to the sitting room, a warm and cosy space with a feature fireplace to centre. There is a spacious dining room, overlooking the beautiful rear garden and offering a space to entertain family & friends. The stylish kitchen comprises eye and base level storage units, ample worktop surface and several integrated appliances. Following the kitchen there is a lobby area, currently used as a utility and also gives access to the rear garden. The purpose built conservatory allows you to enjoy the garden whilst inside and is also a perfect space for a children's play area or perhaps a home office. Rising to the first floor there are three bedrooms, the master room (which is a sizeable double) and single bedroom are both located at the front of the property whilst the second double room is located at the back of the property. The contemporary family bathroom comprises a white suite including stand alone shower, bath, wash hand basin and WC. Externally there is a beautifully kept rear garden, laid principally to lawn with well stocked, mature shrub borders. To the front of the property there is off street parking for two vehicles.



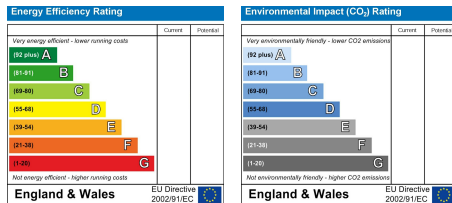
GROUND FLOOR
501 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA: 887 sq.ft. (82.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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SERVICES:

Local Authority: Brentwood
Council tax band: E
Post code: CM14 5HN

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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