



Keith
Ashton

Hamilton Crescent, Warley
Brentwood



29 HAMILTON CRESCENT

Warley Brentwood, CM14 5ES

We are delighted to present this beautifully appointed three-bedroom family home, ideally located in a sought-after residential turning in Warley, Brentwood. This link-detached property offers spacious open-plan living, featuring a stunning kitchen/diner that flows effortlessly into a bright and welcoming living area—perfect for both everyday family life and entertaining.

Conveniently situated just 0.3 miles from Brentwood train station and within close proximity to highly regarded local schools, this home is perfectly placed for both commuters and growing families.

- THREE BEDROOM FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- OPEN PLAN KITCHEN/FAMILY ROOM
- GROUND FLOOR WC
- 0.3 MILES FROM BRENTWOOD STATION
- INTEGRAL GARAGE
- EASY REACH OF HIGHLY REGARDED SCHOOLS
- LINK DETACHED

Offers In Excess Of £625,000



Description

The internal layout commences with a welcoming entrance hall that leads to the impressive open-plan kitchen/diner, thoughtfully designed with sleek eye and base level units, granite worktops, and integrated appliances. Three sets of double doors overlook and open onto the rear garden, flooding the space with natural light and creating a seamless indoor-outdoor connection—ideal for entertaining or relaxed family living.

Flowing from the dining area is a bright and comfortable living room, offering a perfect retreat for unwinding. Additional ground floor features include a practical utility room and a convenient WC, adding to the home's functionality.

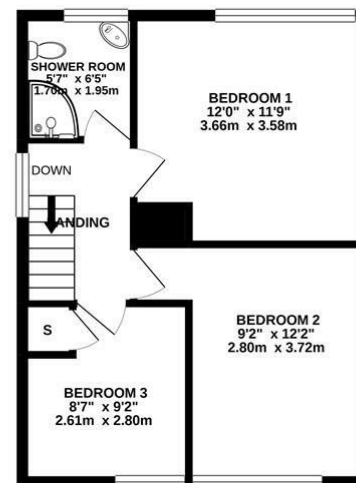
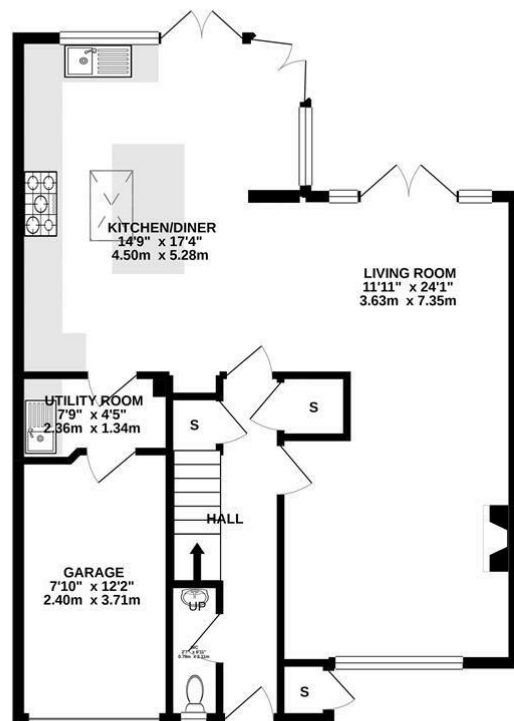
Upstairs, the first-floor landing leads to three generously sized bedrooms and a contemporary fitted shower room, offering modern comfort and style.

Outside, the rear garden begins with a paved seating area, which extends to a well-maintained lawn bordered by mature shrubs. To the front, a small lawn enhances the property's kerb appeal, while a block-paved driveway provides off-street parking and leads to an integral garage with an up-and-over door.



Ground Floor
765 sq.ft. (71.1 sq.m.) approx.

1st Floor
420 sq.ft. (39.0 sq.m.) approx.

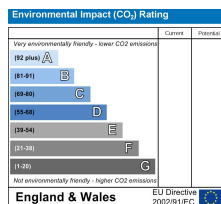
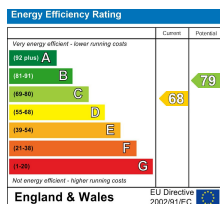


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TOTAL FLOOR AREA: 1185 sq.ft. (110.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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SERVICES:

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

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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