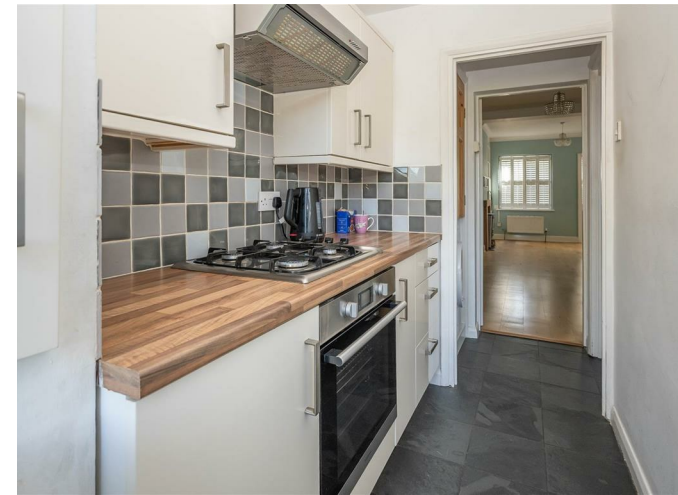




Keith
Ashton

Crescent Road, Warley
Brentwood



101 CRESCENT ROAD Warley Brentwood, CM14 5JG

Guide Price £425,000 - £450,000

****Guide Price £425,000 - £450,000**** We are delighted to bring to market this charming mid-terrace cottage, ideally positioned just 0.4 miles from Brentwood railway station, offering excellent transport links into London and beyond. Dating back to the 1800s, the property has been thoughtfully extended to the rear and modernised throughout.

Located within easy reach of Brentwood town centre, as well as picturesque country parks and highly regarded schools, this wonderful cottage presents an excellent opportunity to acquire a characterful home in a sought-after location, perfectly combining convenience, charm and modern comfort.

- MID TERRACE COTTAGE
- NO ONWARD CHAIN
- WELL-PRESENTED THROUGHOUT
- 0.4 MILES TO BRENTWOOD STATION
- TWO DOUBLE BEDROOMS
- OFF-STREET PARKING
- DATES BACK TO 1800'S
- EASY REACH OF THE HIGH STREET



Description

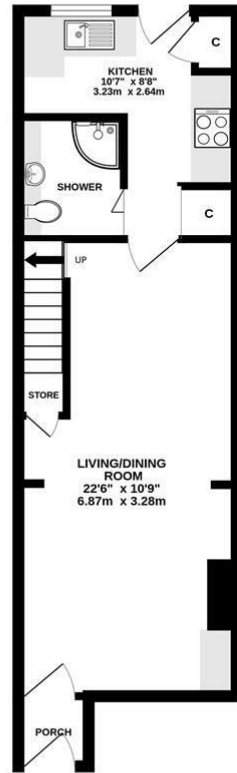
The internal accommodation begins with an enclosed porch leading into a bright and spacious living/dining room, creating a welcoming and versatile living space. To the rear, the well-appointed kitchen is fitted with a range of eye and base level units, with space for appliances, and benefits from both a window and door providing direct access to the garden. A modern shower room completes the ground floor.

To the first floor, the landing gives access to two generously sized double bedrooms, with the principal bedroom positioned to the front of the property.

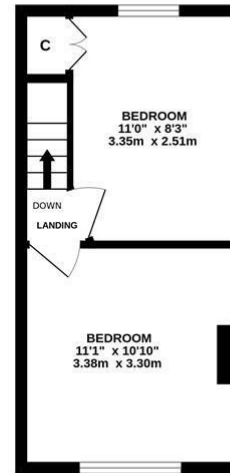
Externally, the rear garden offers a tranquil green oasis, filled with mature shrubs. To the front, a paved driveway provides convenient off-street parking.



GROUND FLOOR
371 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
240 sq.ft. (22.3 sq.m.) approx.



TOTAL FLOOR AREA: 611 sq.ft. (56.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating	Current	Target	Environmental Impact (CO ₂) Rating	Current	Target
Very energy efficient - lower running costs (82 plus) A			Very environmentally friendly - lower CO ₂ emissions (82 plus) A		
(61-81) B			(81-81) B		
(49-60) C			(69-80) C		
(35-48) D			(55-68) D		
(29-34) E			(39-54) E		
(17-28) F			(21-38) F		
(1-16) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

SERVICES:

Local Authority: Brentwood
Council tax band: C
Post code: CM14 5JG

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

Brentwood
Tel. 01277 260858

Village Office
Tel. 01277 375757

Lettings Office
Tel. 01277 202200

Explore more @ www.keithashton.co.uk