



Keith  
Ashton

Conifer Drive, Warley  
Brentwood



## 25 CONIFER DRIVE Warley Brentwood, CM14 5TZ

We are delighted to bring to market this semi-detached family home, ideally situated within the popular Brackenwood development. The property is conveniently located within walking distance of Brentwood Station, providing excellent transport links into London and beyond.

Well-presented throughout, the home offers generous ground-floor living accommodation alongside three well-proportioned bedrooms, making it an ideal choice for families. The property is within easy reach of highly regarded local schools and is also close to King George's Playing Fields, offering excellent outdoor and recreational amenities.

- SEMI-DETACHED FAMILY HOME
- SPACIOUS LOUNGE
- THREE BEDROOMS
- CONSERVATORY
- WALKING DISTANCE OF BRENTWOOD STATION
- HIGHLY REGARDED SCHOOLS NEARBY
- CLOSE TO KING GEORGE PLAYING FIELDS
- GARAGE



Guide Price £525,000



## Description

The internal accommodation begins with a welcoming entrance hallway. Overlooking the front of the property is a well-equipped kitchen, fitted with a range of wall and base units, ample worktop space, and integrated appliances. The spacious lounge is elegantly presented, providing an ideal setting for both relaxing and entertaining.

Leading from the lounge is the conservatory, a delightful addition flooded with natural light from its expansive windows and glass roof, offering attractive views across the garden. Double doors provide direct access to the rear garden. A ground-floor WC completes the accommodation on this level.

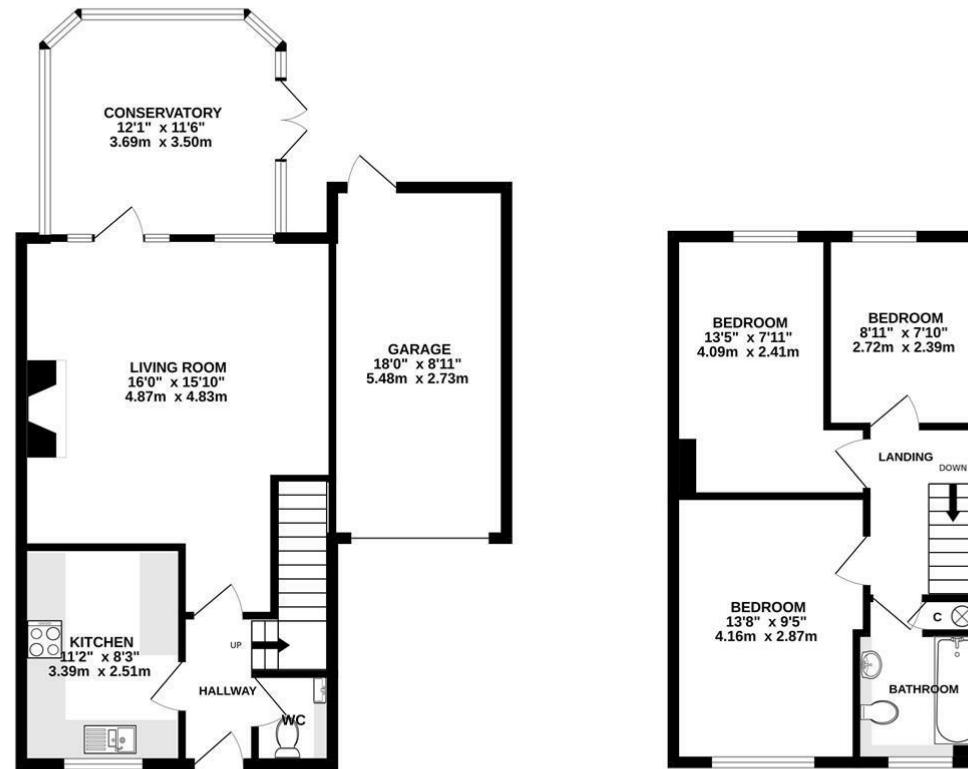
To the first floor, the landing provides access to three well-proportioned bedrooms and a modern family bathroom.

Externally, the rear garden features a paved seating area leading onto a neatly maintained lawn, bordered by mature shrubs. To the front, off-street parking is available and leads to a garage with an up-and-over door.

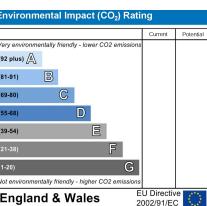
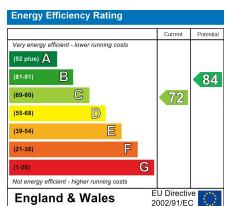


GROUND FLOOR  
718 sq.ft. (66.7 sq.m.) approx.

1ST FLOOR  
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 1146 sq.ft. (106.4 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 5TZ

#### 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](http://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](http://www.keithashton.co.uk)

