



**Keith  
Ashton**

Arbour Close, Warley  
Brentwood



## 10 ARBOUR CLOSE Warley Brentwood, CM14 5BB

We are delighted to bring to market this attractive three-bedroom family home, ideally situated in the popular Warley area of Brentwood. Well-presented throughout, the property offers well-proportioned accommodation, including a bright, spacious conservatory and the added benefit of a garage.

Conveniently located just 0.7 miles from Brentwood railway station, the home is perfectly positioned for commuters, while also being within easy reach of highly regarded local schools and King George's Playing Fields, providing excellent recreational space for families.

- MID-TERRACE FAMILY HOME
- WELL-PRESENTED THROUGHOUT
- THREE BEDROOMS
- CONSERVATORY
- 0.7 MILES FROM BRENTWOOD STATION
- GARAGE
- EASY REACH OF HIGHLY REGARDED SCHOOLS
- COUNTRY PARKS NEARBY

Guide Price £495,000



## Description

The internal layout begins with a welcoming entrance hall leading through to a comfortable living room, which in turn opens into a bright conservatory — creating an excellent space for both everyday family living and entertaining. The well-appointed kitchen is fitted with a range of eye and base level units, ample worktop space, and a door providing access to the rear garden. A convenient ground floor cloakroom completes the accommodation on this level.

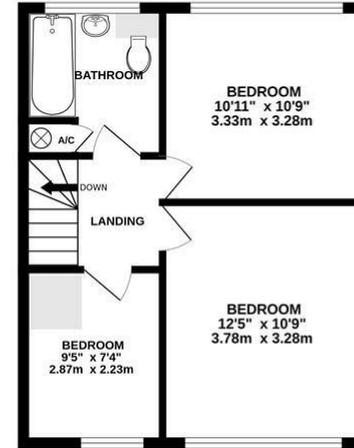
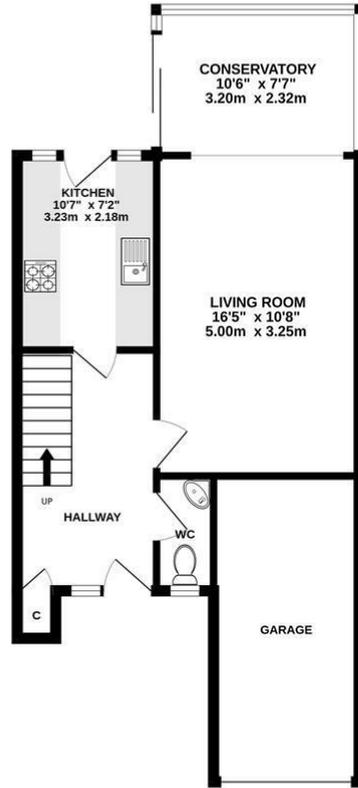
To the first floor, the landing provides access to all rooms. There are two generously sized double bedrooms, a good-sized single bedroom, and a modern family bathroom.

Externally, the rear garden begins with steps leading down to a lawned area, bordered by mature shrubs and offering access to the woodland beyond. To the front, a small garden enhances the property's kerb appeal, while the driveway provides off-street parking and leads to the garage, accessed via an up-and-over door.

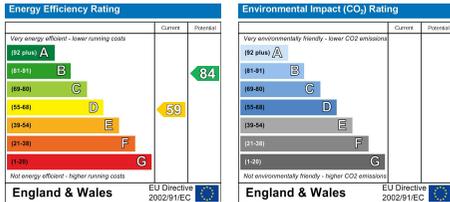


GROUND FLOOR  
571 sq.ft. (53.1 sq.m.) approx.

1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 980 sq.ft. (91.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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**SERVICES:**

Local Authority: Brentwood  
Council tax band: D  
Post code: CM14 5BB

**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)

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