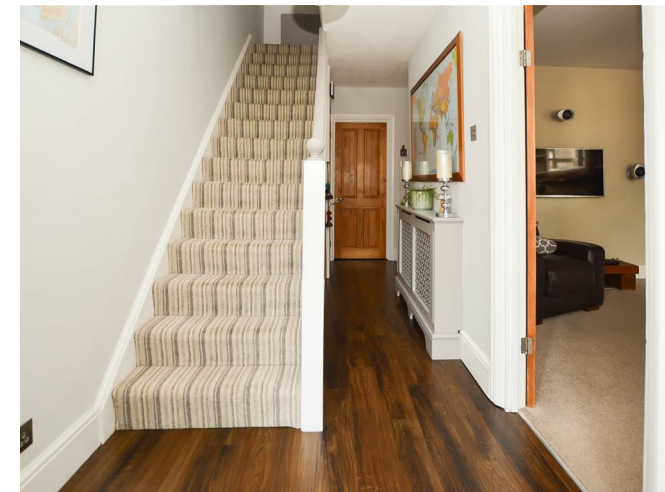




Keith  
Ashton

Warley Mount, Warley  
Brentwood



## 63 WARLEY MOUNT

Warley Brentwood, CM14 5EP

A beautifully presented and thoughtfully extended four-bedroom semi-detached family home, ideally positioned within this highly sought-after Warley location, just a short walk from Brentwood Mainline Railway Station with its excellent links into London Liverpool Street and the Elizabeth Line.

This impressive home offers the perfect blend of character, modern family living and convenience, making it an ideal purchase for growing families looking to enjoy everything this prime Brentwood location has to offer. NO ONWARD CHAIN.

SOUGHT AFTER LOCATION

4 BEDROOM SEMI-DETACHED FAMILY HOME

FAMILY BATHROOM & EN SUITE

TWO RECEPTION ROOMS

KITCHEN / DINER & SEPARATE UTILITY

LARGE REAR GARDEN

BLOCK PAVED DRIVEWAY

NO ONWARD CHAIN

Guide Price £725,000



## Description

Upon entering the property, you are welcomed by a bright and inviting entrance hall which leads through to a charming lounge featuring a beautiful bay window and feature fireplace, creating a warm and cosy reception space.

To the rear of the property, the home has been significantly extended to provide a stunning open-plan kitchen, dining and family area — undoubtedly the heart of the home. This exceptional living space is perfectly designed for modern family life and entertaining, benefiting from an abundance of natural light together with French doors opening directly onto the rear garden.

Externally, the property enjoys a generous south-west facing rear garden which offers an excellent degree of privacy and a wonderful space for both children and entertaining. To the front of the house you have a driveway which can provide up to three cars off road.

The first floor provides two spacious double bedrooms, a further single bedroom and a well-appointed family bathroom featuring a modern white suite.

Occupying the entire top floor is an impressive principal bedroom suite incorporating a dressing area to the front, a spacious double bedroom and a contemporary en suite shower room, creating a superb private retreat.

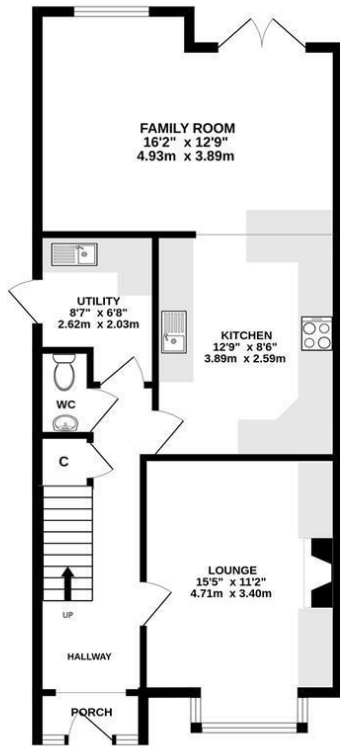
Warley Mount is perfectly positioned for families and commuters alike, being within easy reach of Brentwood Station, highly regarded local schools, excellent road links and the ever-popular King George's Playing Fields, offering extensive green open spaces and recreational facilities nearby.

An internal viewing is highly recommended in order to fully appreciate the size, presentation and exceptional location this wonderful family home has to offer.

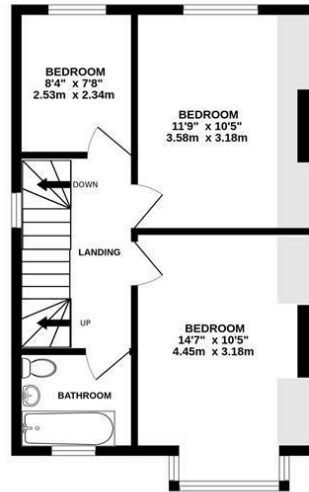




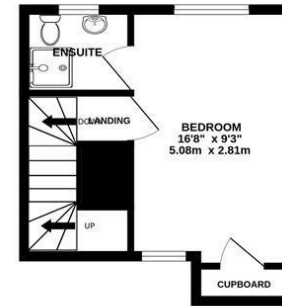
GROUND FLOOR  
674 sq.ft. (62.6 sq.m.) approx.



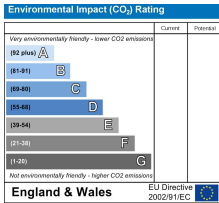
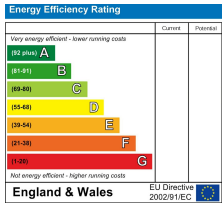
1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



2ND FLOOR  
220 sq.ft. (20.5 sq.m.) approx.



TOTAL FLOOR AREA: 1333 sq.ft. (123.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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SERVICES:  
Local Authority: Brentwood  
Council tax band:  
Post Code: CMI14 5EP

VIEWING:  
Strictly by prior arrangement with Keith Ashton Estate Agents

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)

