



**Keith  
Ashton**

Woodman Road, Warley  
Brentwood



## 41 WOODMAN ROAD Warley Brentwood, CM14 5AU

\*\*Guide Price £535,000 - £550,000\*\* We are pleased to bring to market this beautifully presented three-bedroom family home, situated in the popular Warley area of Brentwood.

Offered with no onward chain, this charming property dates back to the 1880s and combines character features with modern living. It boasts bright, open-plan accommodation and has been thoughtfully extended to the rear, creating additional versatile living space.

Located just half a mile from Brentwood station, the property is perfectly positioned for commuters, with excellent transport links into London. It also falls within easy reach of a number of highly regarded local schools, making it an ideal choice for families.

- MID TERRACE FAMILY HOME
- NO ONWARD CHAIN
- BEAUTIFULLY PRESENTED THROUGHOUT
- HALF A MILE TO BRENTWOOD STATION
- THREE BEDROOMS
- DATES BACK TO 1880'S
- UTILITY ROOM
- EASY REACH OF HIGHLY REGARDED SCHOOLS

Guide Price £535,000



## Description

The accommodation begins with an entrance hallway leading through to the main reception area. This bright, open-plan space features a bow window to the front and a glazed door to the rear, providing direct access to the garden. The lounge is centred around a fireplace with a wood-burning stove, creating a cosy focal point. The kitchen is well-appointed with a range of wall and base units, generous worktop space, and a window to the side. A lobby area beyond offers access to a utility room, ground floor cloakroom, and an additional door to the rear garden.

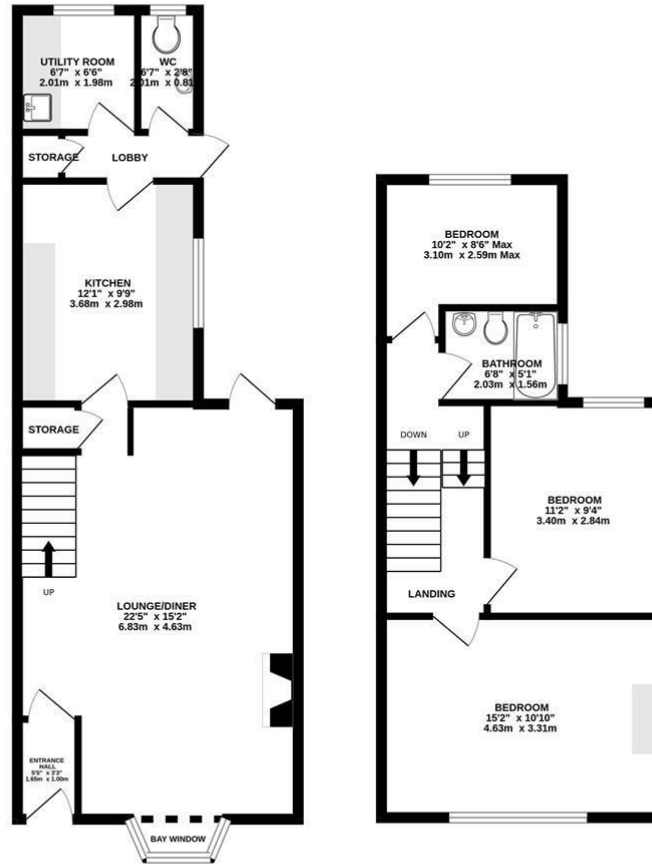
Upstairs, the galleried landing provides access to all rooms. The principal bedroom is a well-proportioned double positioned at the front of the property. The second bedroom is also a comfortable double, while the third is a spacious single room. A modern family bathroom completes the internal accommodation.

Externally, the property benefits from a south-facing rear garden, beginning with a paved patio area and leading onto an artificial lawn, with rear access. On-street parking is available by permit.

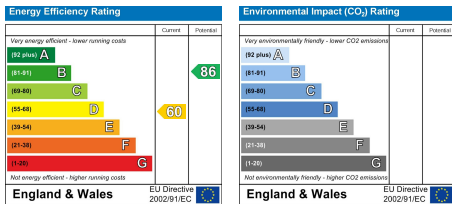


GROUND FLOOR  
550 sq.ft. (51.1 sq.m.) approx.

1ST FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1008 sq.ft. (93.7 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 5AU

**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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