



PERIOD
HOMES

Warley Hill, Great Warley, Brentwood. CM13 3AJ

Guide Price £600,000

A charming semi-detached period cottage, beautifully presented throughout and offered to the market with **no onward chain**, this appealing home combines characterful accommodation with practical features, making it an excellent opportunity for buyers seeking a property in Brentwood.

The ground floor offers a welcoming entrance hall leading through to a spacious living room, where the generous proportions provide an ideal setting for both relaxing and entertaining. The kitchen/breakfast room is well arranged, offering ample space for everyday cooking and dining, while a separate utility room provides valuable additional practicality. A convenient cloakroom completes the ground floor accommodation.

Upstairs, the first floor comprises three bedrooms, including a well-proportioned principal bedroom, alongside two further bedrooms that could equally lend themselves to use as a guest room, nursery or home office. A family bathroom serves the accommodation, creating a comfortable and functional layout suited to a variety of buyers.

Externally, the property benefits from a west-facing rear garden, providing an attractive outdoor space to enjoy afternoon and evening sunshine. Whether hosting friends during the warmer months, dining alfresco or simply unwinding at the end of the day, the garden offers a welcome extension of the living space. Further benefits include off-street parking, a particularly valuable feature, together with a garage situated in a nearby block, providing additional storage or secure parking.

The cottage's period charm, combined with its well-maintained presentation and versatile accommodation, makes it an appealing proposition for first-time buyers, couples and growing families alike. The absence of an onward chain is an additional advantage, offering the potential for a more straightforward purchase.

Situated on Warley Hill, the property is conveniently positioned for Brentwood's range of shops, restaurants, cafés and everyday amenities, while Brentwood station provides rail connections into London, making the location attractive for commuters.

Offering character, practicality and a desirable west-facing garden, this delightful cottage presents a wonderful opportunity to acquire a well-presented home in a sought-after Brentwood location.

Anti-Money Laundering Checks and Legal Support:

A mandatory Anti-Money Laundering (AML) check is required on all buyers and sellers and is facilitated via our legal partner at a cost of £65 per property payable upon instruction. The service also provides access to an unlimited legal advice helpline



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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- No Onward Chain
- Three Bedrooms
- Period Semi-Detached Cottage
- Off-Street Parking
- Well Presented Throughout
- West Facing Garden with Outbuilding

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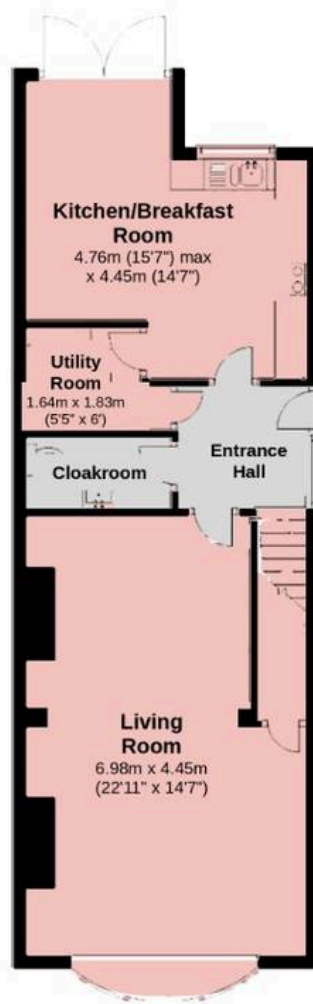
Warley Hill

Approx. Internal Floor Area
Main House 103 sq metres (1114 sq ft)
Outbuildings 18 sq metres (191 sq ft)
Total 121 sq metres (1305 sq ft)

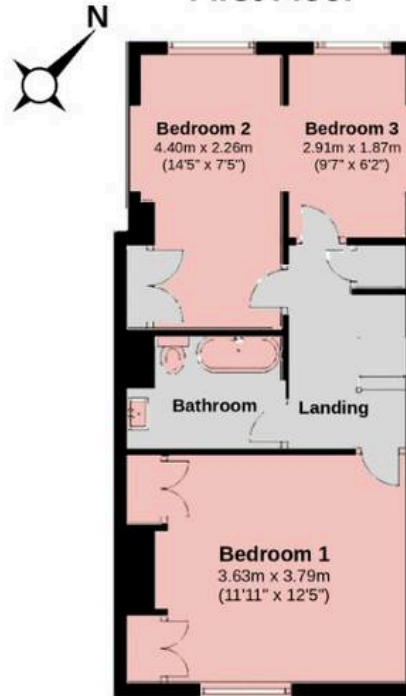


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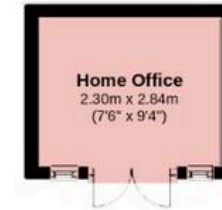
Ground Floor



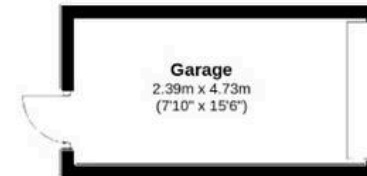
First Floor



Home Office / Outbuilding



Garage



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value

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About Us

From charming cottages to country estates, all our homes have a story to tell... 'Period Homes' is one of a kind, an agency dedicated to the sale of character and period properties across Essex.

If you would like to buy a period home but you have a modern home to sell first, we can assist via our sister company, Walkers, which just so happens to have been voted Britain's Best Estate Agency in the British Property Awards. That way, both elements of your move are in the very best of hands.

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CM4 9DW



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discreet marketing?

Many people lose out on their dream home to someone in a better position.

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