



Keith
Ashton

Warescot Road,
Brentwood



13 WARESCOT ROAD Brentwood, CM15 9HF

We are delighted to bring to market this attractive end-of-terrace family home, ideally situated less than a mile from Brentwood High Street. Offered with no onward chain, the property provides well-proportioned and versatile accommodation, including three bedrooms and a beautiful rear garden, perfectly combining comfort, practicality, and outdoor enjoyment.

Perfectly positioned for convenience, the home is within easy reach of Brentwood Station, offering excellent transport links to London and beyond. It is also located close to a selection of highly regarded local schools, making it an ideal choice for families seeking both quality and location. With its generous living space, attractive outdoor setting, and highly desirable position, this property presents an excellent opportunity for a wide range of buyers.

- END-TERRACE FAMILY HOME
- NO ONWARD CHAIN
- THREE BEDROOMS
- EASY REACH OF HIGHLY REGARDED SCHOOLS
- STUNNING GARDEN
- LESS THAN A MILE TO THE HIGH STREET
- GARAGE
- 1.3 MILES FROM BRENTWOOD STATION

Offers In Excess Of £625,000



Description

The accommodation begins with a welcoming entrance hall leading to a comfortable living room, enhanced by a charming front-facing bay window that fills the space with natural light. Adjacent is an elegant dining room, creating an ideal setting for both family meals and entertaining, with access through to the kitchen and conservatory. The well-appointed kitchen is fitted with a range of eye and base level units, generous worktop space, and integrated appliances, while a picture window provides delightful views over the rear garden. The conservatory offers additional living space, with access to a convenient ground-floor cloakroom and direct access to the garden.

The first floor comprises two well-proportioned double bedrooms, including a spacious principal bedroom to the front of the property benefiting from fitted furniture. A third single bedroom overlooks the rear garden and a stylish contemporary family bathroom completes this level.

Externally, the attractive rear garden begins with a decked seating area, perfect for outdoor dining and relaxation, with access to the garage situated to the side. Beyond, a well-maintained lawn is complemented by a variety of mature fruit trees, creating a peaceful and secluded outdoor retreat. To the front, a paved driveway provides convenient off-street parking.



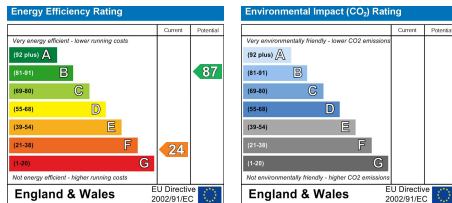
GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 1018 sq.ft. (94.6 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: CM15 9HF

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



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

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