



Crescent Road, Brentwood

WN
PROPERTIES

Crescent Road

Warley, Brentwood

Guide Price £520,000 - £540,000

This well-presented three-bedroom semi-detached house is ideally located on a popular road near Brentwood Station, benefitting from the convenience of the Crossrail link to the West End. The property features an extended kitchen/breakfast area that includes a conservatory and opens up to a spacious lounge and dining area, perfect for family gatherings and entertaining. On the first floor, you will find three bedrooms, including a charming main bedroom at the rear with a Juliette balcony that offers views of the garden. Additional highlights include off-street



parking on a block-paved driveway and a shared drive that leads to a storage garage. The rear courtyard-style garden adds to the appeal. Brentwood town centre is within easy reach, offering a variety of shops, bars, and restaurants, while convenient access to the M25 orbital ensures its ideal location for commuting. EPC D.

Entrance Hall

Lounge Area 12' 10" x 10' 10" (3.91m x 3.30m)

Dining Area 10' 10" x 8' 5" (3.30m x 2.56m)

Kitchen Area 12' 3" x 7' 8" (3.73m x 2.34m)

Conservatory 14' 0" x 8' 6" (4.26m x 2.59m)

First Floor Landing

Bedroom One 11' 0" x 10' 8" (3.35m x 3.25m)

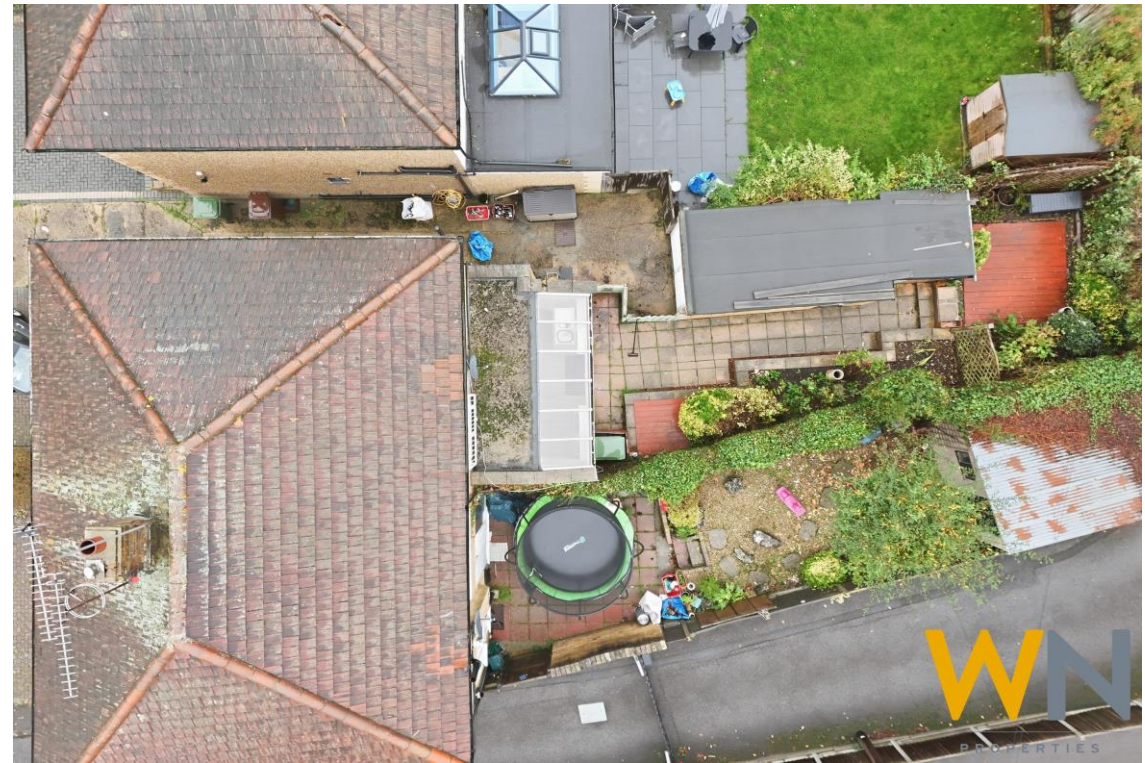
Bedroom Two 11' 0" x 10' 8" (3.35m x 3.25m)

Bedroom Three 7' 0" x 6' 4" (2.13m x 1.93m)

Bathroom

Storage Garage










Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		81
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

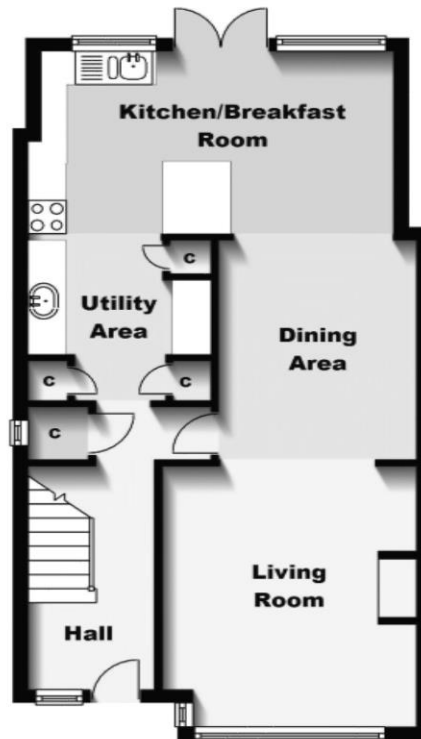
Council Tax Band D

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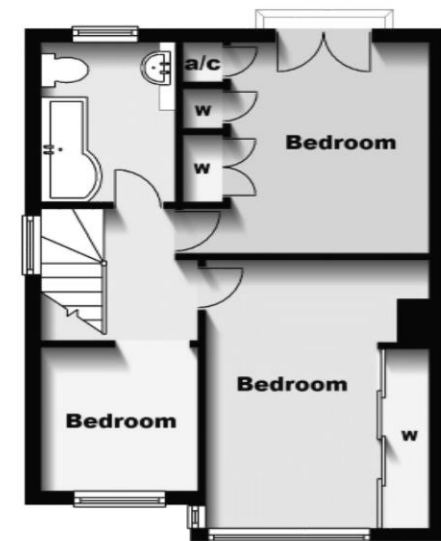
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Ground Floor Approx. 49.0 sq. metres (527.8 sq. feet)



First Floor Approx. 35.8 sq. metres (384.9 sq. feet)



Total area: approx. 84.8 sq. metres (912.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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