



MEACOCK & JONES

3 Bedrooms

House - Semi-Detached

Located in Great Warley

**Guide Price
£600,000**



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www.meacockjones.co.uk

01277 218485

149 Warley Hill, Great Warley

Brentwood | Essex | CM13 3AJ



MEACOCK & JONES

Meacock and Jones are delighted to offer for sale this attractive three-bedroom home, stylishly presented throughout and set in a highly sought-after location, just a short walk from Brentwood Station with excellent Elizabeth Line links into London.

The property is entered via a welcoming hallway with a useful storage cupboard and a downstairs cloakroom. The spacious living room features a striking exposed brick fireplace housing a Chesneys log burner, bespoke cabinetry with additional seating either side, and a large bay window fitted with plantation shutters. This elegant space also offers ample room for a formal dining or seating area. The kitchen/breakfast room is fitted with Shaker-style units, contrasting granite worktops and metro tiling, with French doors opening onto the rear garden. A separate utility room provides further work surfaces, storage, and appliance space.

Upstairs, the master bedroom boasts solid wood panelling with brushed-gold integrated reading lights, a feature cast-iron fireplace with bespoke cabinetry either side, and plantation shutters to the front window. Two further well-proportioned bedrooms overlook the rear garden; bedroom two includes a fitted wardrobe while bedroom three offers decorative Victorian-style panelling. The luxurious family bathroom has been recently modernised to an exceptional standard, featuring Italian marble, a restored exposed brick wall and Burlington sanitaryware.

The north-west facing garden enjoys afternoon sun and offers two patio areas separated by a central lawn, bordered by mature trees and laurel hedging. The upper patio includes built-in outdoor speakers linked to the kitchen, while the lower patio adjoins a superb refurbished outhouse/home office with WiFi-controlled heating, ethernet connection and lighting.

The home also benefits from a small landscaped front garden with bin store, driveway parking for two vehicles, plus a rear garage and additional parking space.

Offered with no onward chain



149 Warley Hill

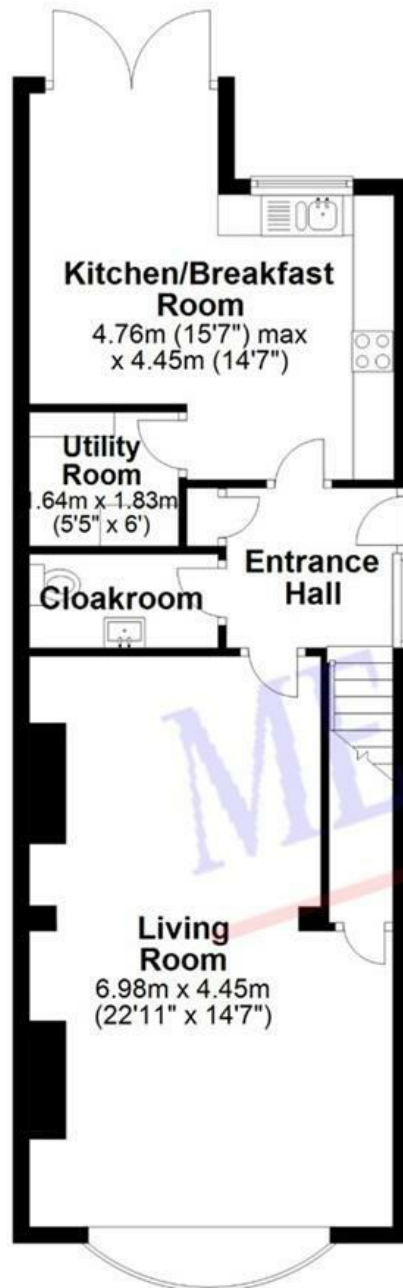
Guide Price £600,000 Freehold

- THREE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- HIGH SPEC NEW BATHROOM
- SECLUDED REAR GARDEN
- GARAGE & 3 OFF STREET PARKING SPACES
- ATTRACTIVE PERIOD COTTAGE
- SEPARATE UTILITY ROOM
- PERIOD FEATURES THROUGHOUT
- NEWLY REFURBISHED HOME OFFICE/OUTBUILDING
- NO ONWARD CHAIN

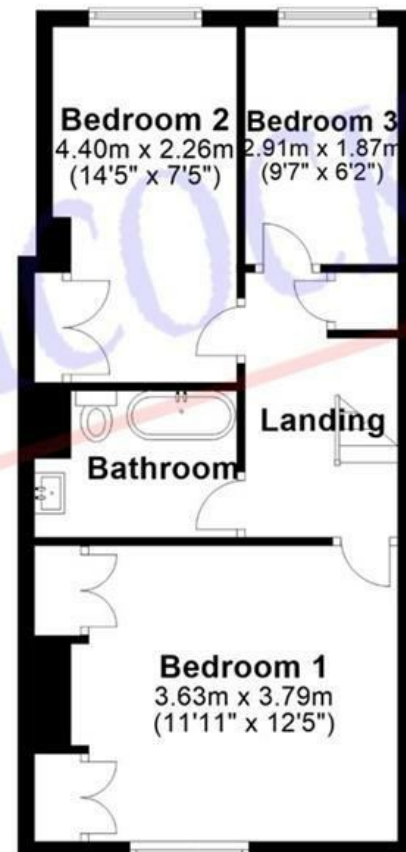




Ground Floor



First Floor



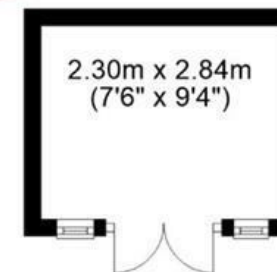
APPROX INTERNAL FLOOR AREA
MAIN HOUSE 103 SQ M 1114 SQ FT
OUTBUILDINGS 18 SQ M 191 SQ FT
TOTAL 121 SQ M 1305 SQ FT

This plan is for layout guidance only and is
NOT TO SCALE

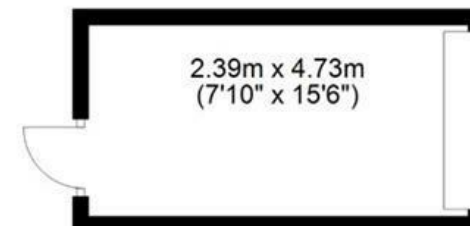
Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.

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Home Office/ Outbuilding



Garage



Accommodation comprises:

Entrance Hall

Cloakroom

Living Room

22'11 x 14'7

Kitchen/Breakfast Room

15'7 max x 14'7 max

Utility Room

5'5 x 6'

First Floor Landing

Bedroom One

11'11 x 12'5

Bedroom Two

14'5 x 7'5

Bedroom Three

9'7 x 6'2

Family Bathroom

Externally

Rear Garden

Home Office/Outbuilding

7'6 x 9'4

Front Garden

Garage

7'10 x 15'6

MEACOCK & JONES

106 Hutton Road

Shenfield

Essex

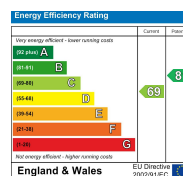
CM15 8NB

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Council Tax Band: D

Local Authority: Brentwood Council



Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations or statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of their professional representatives. All measurements, areas and distances given are approximate. We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order. Any fixtures or fittings detailed in these particulars are not necessarily included in the sale price and Meacock & Jones and their staff accept no liability for any errors contained therein.

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