



**MEACOCK & JONES**

4 Bedrooms

House - Semi-  
Detached  
Located in Warley

**OIEO £650,000**



[enquiries@meacockjones.co.uk](mailto:enquiries@meacockjones.co.uk)

[www.meacockjones.co.uk](http://www.meacockjones.co.uk)

01277 218485



# 91 Rose Valley Warley

Brentwood | Essex | CM14 4HJ



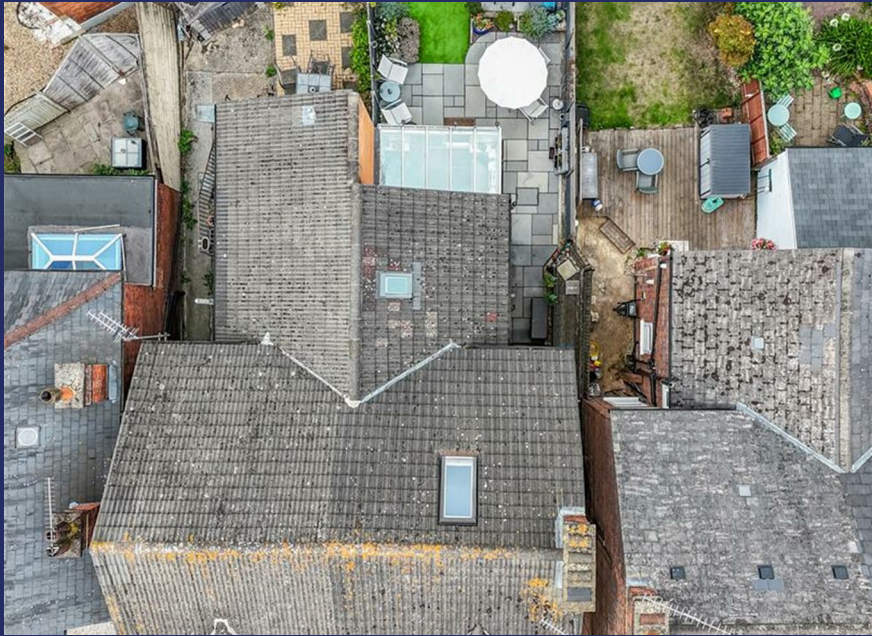
Meacock and Jones are delighted to offer for sale this period home, arranged over three levels, set in a prime location, within 0.1 miles of Brentwood station, with its excellent Elizabeth Line service, and just 0.4 miles away from Brentwoods vibrant high street. The property is full of many character features, including high ceilings and tall skirting boards, mixing a modern feel with the classic old feel of this time. NO ONWARD CHAIN.

The spacious entrance hallway has Karndean flooring and gives access to the dual aspect lounge/diner, with attractive square bay window to front, sash window over looking the garden to the rear and a feature fireplace with wooden mantel and cast iron insert. There is an understairs storage cupboard which offers the potential to create a downstairs cloakroom if required. At the back of the house there is a recently fitted modern style kitchen with gloss units, some integrated appliances and Amtico style flooring. The conservatory is a lovely area overlooking and leading to the rear garden.

Heading upstairs, the main bedroom is set to the front of the property with a bay window, whilst bedroom two is set to the rear with views over the garden via a sash style window. Bedroom three also overlooks the rear garden with an additional Velux window allowing plenty of light to flow in. Bedroom four is a single room, ideal for use as a home office. The fully tiled modern family bathroom is very stylish with white suite and contrasting tiles to walls and floor. The current vendors have created a loft area which is a very useful addition to the property accessed via a spiral staircase, with a Velux window enjoying attractive views over the garden and rooftops, currently being used as a gaming room.

Externally to the front there is off street parking for two cars whilst to the rear there is a traditional courtyard style garden with large paving slabs and astroturf, plus a feature bar area and raised decking ideal for entertaining.





# 91 Rose Valley

OIEO £650,000 Freehold

- BEAUTIFULLY PRESENTED PERIOD HOME
- FOUR BEDROOMS
- POTENTIAL TO EXTEND (STP)
- 0.1 MILE TO STATION
- NO ONWARD CHAIN
- MANY CHARACTERFUL FEATURES
- SET OVER THREE LEVELS
- 0.5 MILES TO BRENTWOOD HIGH STREET
- EXCELLENT SCHOOLS NEARBY







APPROX INTERNAL FLOOR AREA  
TOTAL 109 SQ M 1179 SQ FT

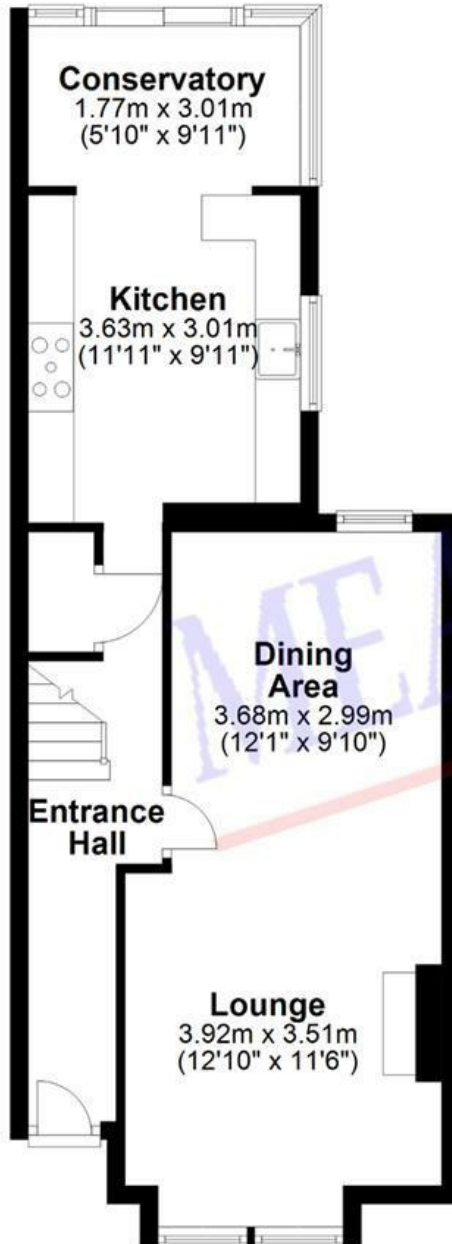
**MEACOCK & JONES**

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

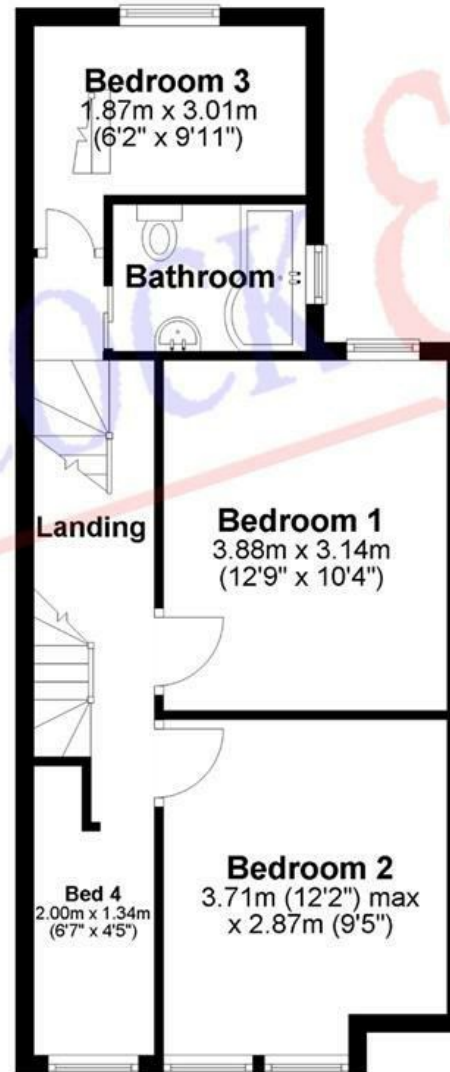
Whilst every care is taken in the preparation  
of this plan, please check all dimensions,  
shapes & compass bearings before making  
any decisions reliant upon them.

Copyright Meacock & Jones

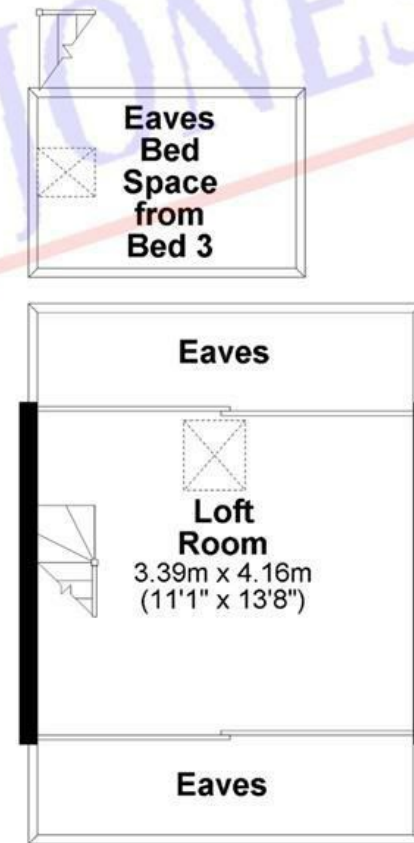
## Ground Floor



## First Floor



## Second Floor



**Accommodation comprises:**

**Entrance Hallway**

**Lounge Area**

12'10 x 11'6

**Dining Area**

12'1 x 9'10

**Kitchen**

11'11 x 9'11

**Conservatory**

9'11 x 5'10

**First Floor Landing**

**Bedroom One**

12'9 x 10'4

**Bedroom Two**

12'2 max x 9'5

**Bedroom Three**

9'11 x 6'2

**Bedroom Four**

6'7 x 4'5

**Family Bathroom**

**Second Floor**

**Loft Area/Games Room**

13'8 x 11'1

**MEACOCK & JONES**

106 Hutton Road

Shenfield

Essex

CM15 8NB

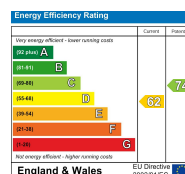
01277 218485

enquiries@meacockjones.co.uk

[www.meacockjones.co.uk](http://www.meacockjones.co.uk)

**Council Tax Band: D**

**Local Authority:**



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.

