MEACOCK & JONES

2 Bedrooms

House - Terraced

Located in Warley

**Offers In Excess Of £475,000**

enquiries@meacockjones.co.uk www.meacockjones.co.uk 01277 218485

# 33 Junction Road Warley

## Brentwood | | CM14 5JH

We are delighted to offer for sale this beautiful stock brick cottage filled with character and period features, combining a modern twist within. This lovely home is set within just 0.3 miles of Brentwood mainline station, where the Elizabeth line offers links into London and beyond.

The immaculately presented stylish accommodation commences with a porch leading into the spacious lounge/diner, with attractive feature brick fireplace, wood flooring, built in log burner and bay window to front. The kitchen is set to the rear and has been newly fitted with mandarin stone flooring, shaker style units, built in pantry cupboard, range cooker, butler sink, quartz work tops, and integrated appliances including dishwasher, fridge/freezer and washer dryer. There are french doors which lead to the pretty garden, and a very convenient nicely fitted fully tiled downstairs cloakroom. Heading upstairs, there is access to the fully boarded loft and the two double bedrooms, the main bedroom being a very good sized room and set to the front, whilst bedroom two has floor to ceiling height wardrobes and views over the garden. The fully tiled three piece family bathroom completes the accommodation.

Externally the south west facing garden commences with a paved patio area leading to the remainder which is mostly laid to lawn, plus a log storage area. In addition, there is a garden room to the foot, perfect for use as a gym or home office. To the front the block paved driveway provides off street parking.

The area is very popular with families and commuters alike, with excellent schooling available at all levels, from nursery through to senior school. There are also a selection of parks and woodlands nearby, plus easy access to the A12/M25 and A127. Brentwood high street, with its plentiful options for shopping and socialising is within 0.9 miles, although there are plenty of local shops and services closer to hand.

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# 33 Junction Road

## Offers In Excess Of £475,000 Freehold

- BEAUTIFULLY PRESENTED THROUGHOUT
- TWO DOUBLE BEDROOMS
- NEWLY FITTED KITCHEN
- OUTSIDE GARDEN ROOM
- CHARACTER FILLED PERIOD COTTAGE
- DOWNSTAIRS CLOAKROOM
- SOUTH WEST FACING GARDEN
- 0.3 MILES TO BRENTWOOD STATION

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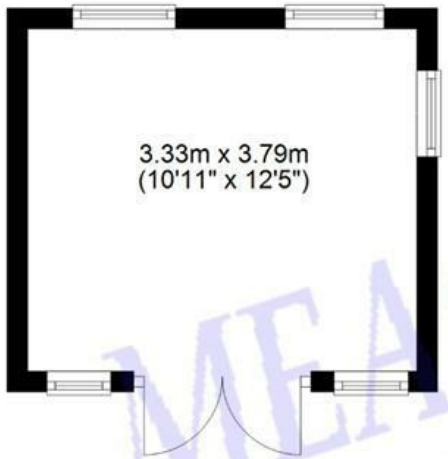
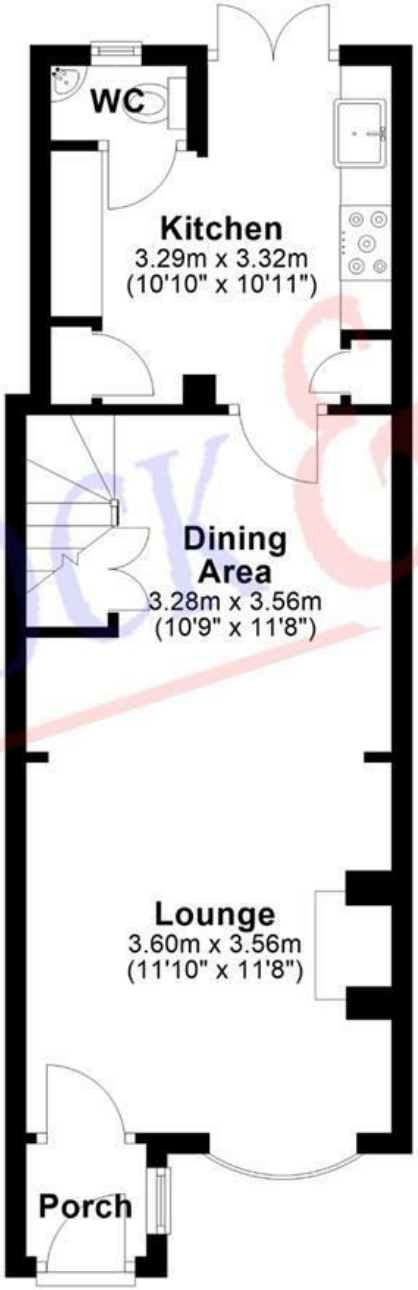
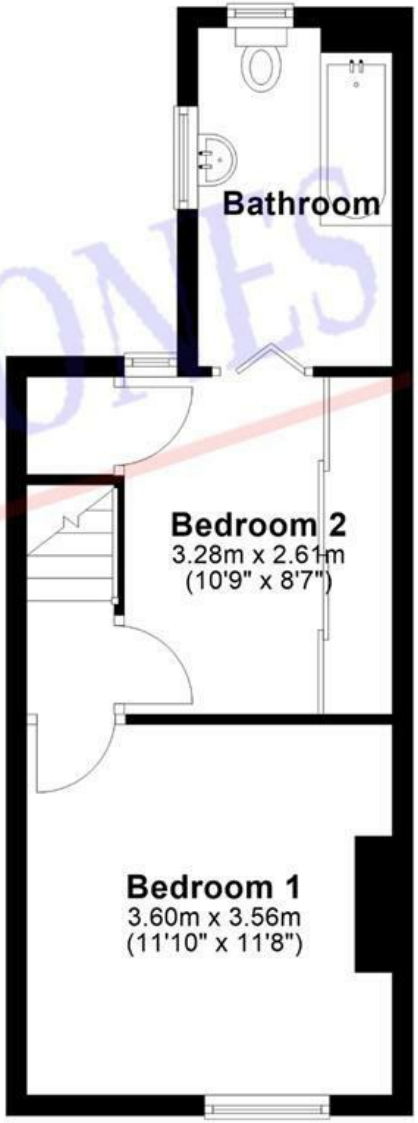
## Garden Room




## Ground Floor




## First Floor




**APPROX INTERNAL FLOOR AREA**
**MAIN HOUSE 68 SQ M 742 SQ FT**
**GARDEN ROOM 13 SQ M 136 SQ FT**
**TOTAL 81 SQ M 878 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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**Accommodation comprises:**

**Entrance Porch**

**Lounge Area**
11'10 x 11'8

**Dining Area**
11'8 x 10'9

**Kitchen**
10'11 x 10'10

**Ground Floor Cloakroom**

**First Floor Landing**

**Bedroom One**
11'10 x 11'8

**Bedroom Two**
10'9 x 8'7

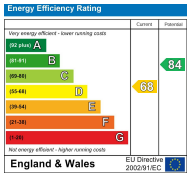
**Family Bathroom**

**Externally**

**Garden Room**
12'5 x 10'11

**Council Tax Band:** D

**Local Authority:** Brentwood Borough 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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