



Keith  
Ashton

Pastoral Way, Warley  
Brentwood



## 45 PASTORAL WAY Warley Brentwood, CM14 5WG

We are delighted to bring to market this luxury ground-floor apartment, set within the sought-after Clements Park development in Warley, Brentwood. Beautifully presented throughout, this impressive home offers two well-proportioned bedrooms, two modern bathrooms, and the rare benefit of a spacious private garage.

Ideally located less than a mile from Brentwood station, the property provides excellent transport links into London and beyond, making it perfect for commuters seeking a stylish and well-connected home in a prime location.

- LUXURY GROUND FLOOR APARTMENT
- BEAUTIFULLY PRESENTED THROUGHOUT
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- LESS THAN A MILE TO BRENTWOOD STATION
- GARAGE
- EASY REACH OF THE HIGH STREET
- BUILT-IN WARDROBES

Offers In Excess Of £425,000



## Description

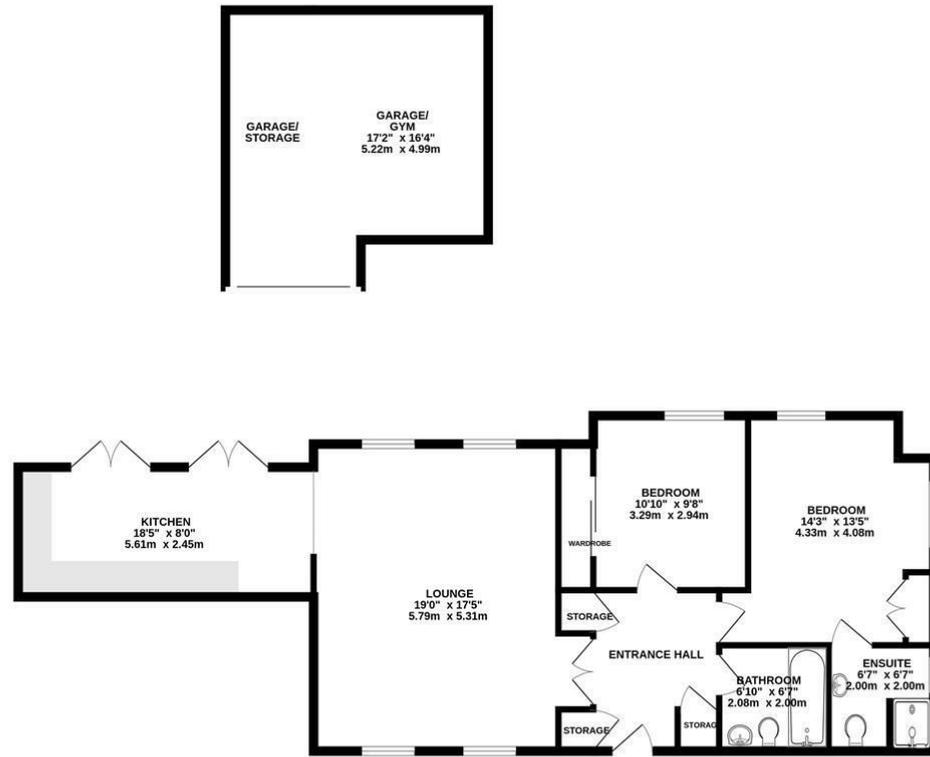
The internal accommodation begins with a welcoming entrance hall, providing access to all principal rooms. Double doors lead into an impressive lounge, enhanced by dual-aspect windows that flood the space with natural light. From here, the well-appointed kitchen features contemporary cabinetry and benefits from two sets of French doors, opening directly onto a private courtyard.

The principal bedroom is a generously sized double, complete with built-in wardrobes and a stylish ensuite shower room. A second double bedroom also includes built-in wardrobes and is served by a modern family bathroom.

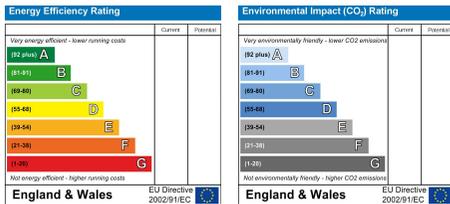
Externally, the property further benefits from a spacious garage, currently arranged as a home gym, boasting an impressive ceiling height of 11'9" while still offering ample additional storage space. There is also off-street parking directly in front. The apartment is set within beautifully maintained communal grounds, adding to the overall appeal.



GROUND FLOOR  
1170 sq.ft. (108.7 sq.m.) approx.



TOTAL FLOOR AREA: 1170 sq.ft. (108.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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**SERVICES:**

Local Authority: Brentwood  
Council tax band: E  
Post code: CM14 5WG

**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](http://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](http://www.keithashton.co.uk)

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