



Keith  
Ashton

Burnell Walk, Great Warley  
Brentwood



## 9 BURNELL WALK

Great Warley Brentwood, CM13 3DA

£400,000

We are delighted to bring to market this three-bedroom family home, offered with no onward chain and conveniently located just a mile from Brentwood Station, providing excellent transport links to London and beyond. Boasting an attractive garden and an integral garage, the property is ideally situated within easy reach of highly regarded schools and the scenic Thorndon Country Park, making it a perfect choice for commuters and families alike.

- NO ONWARD CHAIN
- ONE MILE FROM BRENTWOOD STATION
- THREE BEDROOM END OF TERRACE HOME
- NEWLY INSTALLED BOILER
- BUILT-IN WARDROBES
- EASY REACH OF HIGHLY REGARDED SCHOOLS
- INTEGRAL GARAGE
- CLOSE PROXIMITY TO THORNDON COUNTRY PARK



## Description

The internal layout commences with an entrance hallway featuring built-in storage, leading to a well-appointed kitchen, fitted with shaker style eye and base level units and ample worktop space. The kitchen flows seamlessly into a bright dining area, which connects to a central lobby providing access to the rear garden. Completing the space is a spacious lounge enhanced by dual-aspect windows that fill the room with natural light.

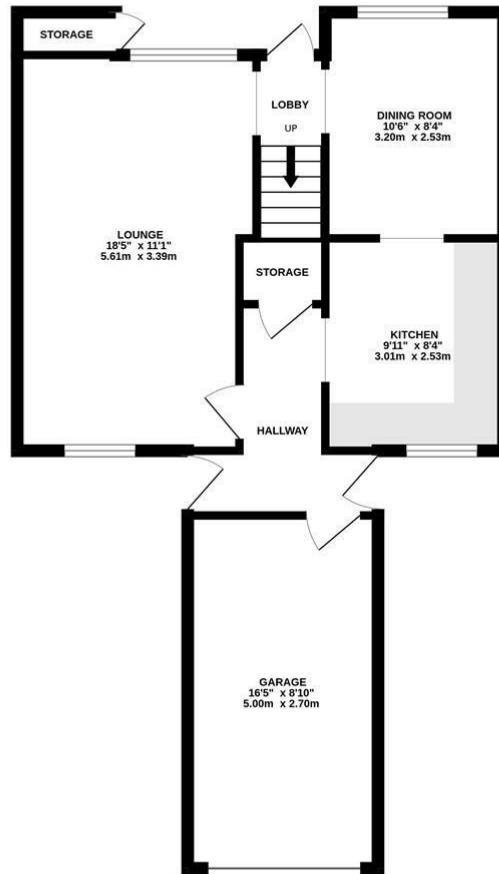
Ascending to the first floor, the landing grants access to three well-proportioned double bedrooms, all benefitting from built-in wardrobes. A family bathroom and a separate WC complete this level.

The integral garage, accessible via the entrance hall, offers convenient storage and features an up-and-over door leading to the front driveway.

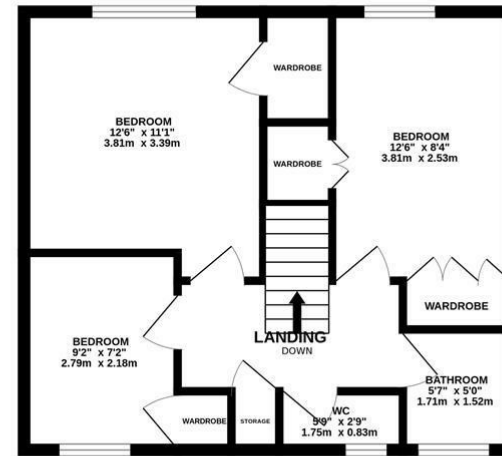
Externally, the attractive rear garden begins with a paved seating area surrounded by mature shrubs, extending onto a well-maintained lawn. At the front, a neatly kept lawn with mature shrub borders enhances the home's kerb appeal, while off-street parking is available in front of the garage.



GROUND FLOOR  
613 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA: 1074 sq.ft. (99.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
Very energy efficient - lower running costs [82 plus] <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions [82 plus] <b>A</b>	
[61-81] <b>B</b>		[61-81] <b>B</b>	
[41-60] <b>C</b>		[41-60] <b>C</b>	
[21-40] <b>D</b>		[21-40] <b>D</b>	
[11-20] <b>E</b>		[11-20] <b>E</b>	
[1-10] <b>F</b>		[1-10] <b>F</b>	
[G] <b>G</b>		[G] <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

**SERVICES:**

Local Authority: Brentwood  
Council tax band: C  
Post code: CM13 3DA

**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)