



Keith  
Ashton

Hartswood Road, Warley  
Brentwood





## 51 HARTSWOOD ROAD Warley Brentwood, CM14 5AG

Offers In Excess Of £800,000

\*\*\*Guide Price £800,000 - £850,000\*\*\* Available to cash buyers only is this substantial, three double-bedroom, four reception, period home, offering an excellent opportunity for complete refurbishment and possible extension, subject to planning. Situated in the exclusive area of Old Hartswood this delightful property overlooks ancient woodland and is within walking distance of King Georges Playing Field and just a short walk of Brentwood Station and the High Street with its range of shops, bars, and restaurants. The property offers the chance to put your 'own stamp' on what will be a fantastic family home. There is a good-sized rear garden and off-street parking to the front by way of your own driveway, which leads to a detached garage to the rear. This Edwardian property has retained many character features including original wooden flooring and quarry tiles, feature fireplaces, high ceilings and picture rails, and is being offered with no on-going chain.

THREE BEDROOM DETACHED HOUSE  
SEPARATE DINING ROOM

ORIGINAL CHARACTER FEATURES  
TWO FURTHER RECEPTION ROOMS

EXCELLENT POTENTIAL FOR IMPROVEMENT  
DETACHED GARAGE

LIVING ROOM  
SOUGHT AFTER 'OLD HARTSWOOD' AREA







## Description

A covered porch to the front of the property gives access into the hallway, with stairs rising to the first floor. The property has four good-sized reception rooms, the living room and further reception overlook the front, with a dining room and further sitting room overlooking the rear. There is a small kitchen which has been fitted in a range of wall and base units and there are sliding doors which open to the dining room, with some planning these two areas would make a wonderful open plan kitchen / diner / family room, leaving three further receptions. Off the kitchen is a small lobby which gives access to a ground floor w.c. and access into the rear garden.

Rising to the first floor you will find a multi-level landing adding character to this space. As previously mentioned, there are three double bedrooms all well-proportioned. There is also a family bathroom which is currently fitted in a three-piece suite with separate shower cubicle, bath, and wash hand basin. There is a separate w.c. off the landing. Viewers will note that this home has retained most of its character features with wooden and quarry tiled flooring, along with high ceilings, picture rails and feature fireplaces to several of the rooms.

Externally, the property has a good-sized rear garden which does require attention, but with some thought and planning into the landscaping, it could become a lovely garden for a family to relax and enjoy. The front garden offers off street parking for several vehicles on your own driveway, which leads down the side of the property and gives access to a detached garage with brick-built storage shed to the rear. The remainder of the front is planted with mature shrubs.

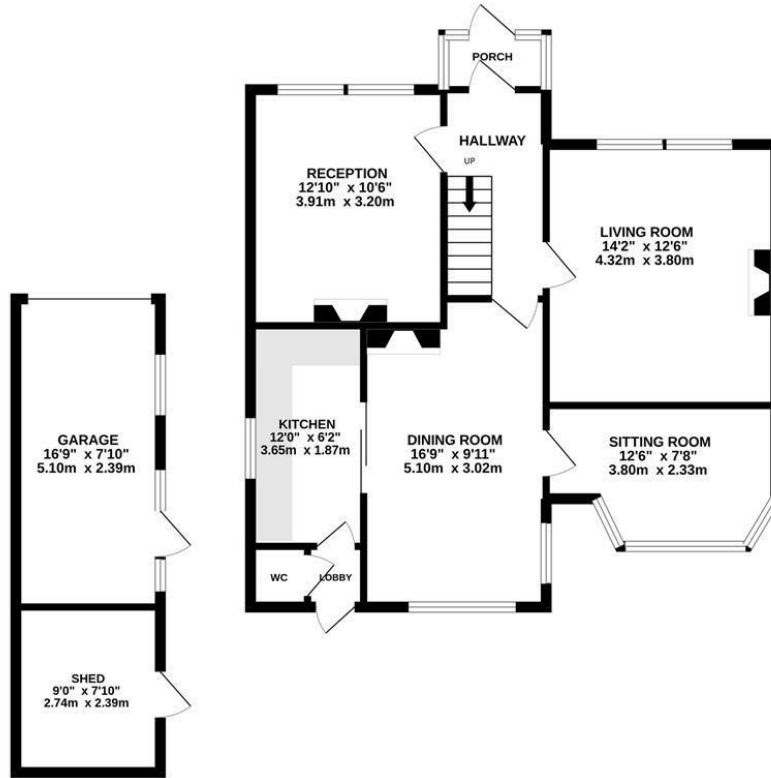




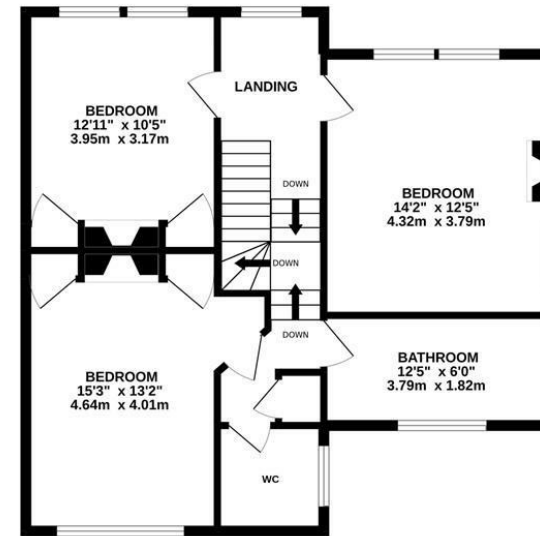




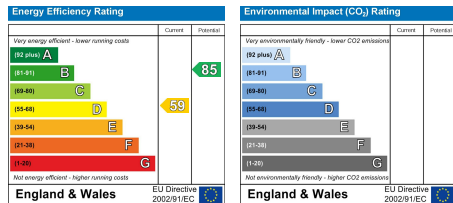
GROUND FLOOR  
917 sq.ft. (85.2 sq.m.) approx.



1ST FLOOR  
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA: 1608 sq.ft. (149.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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SERVICES:  
Local Authority: Brentwood  
Council tax band: G  
Post Code: CM14 5AG

VIEWING:  
Strictly by prior arrangement with Keith Ashton Estate Agents

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)

