



Keith
Ashton

The Dell, Great Warley
Brentwood



13 THE DELL

Great Warley Brentwood, CM13 3AL

Offers In Excess Of £700,000

We are delighted to bring to market this impressive, detached family home, occupying a generous corner plot within a quiet cul-de-sac in the sought-after Great Warley area of Brentwood.

Offered with no onward chain, the property features four well-proportioned double bedrooms, two bathrooms and a double garage. Ideally located less than a mile from Brentwood station, providing excellent transport links into London and beyond, and within easy reach of highly regarded schools, this home presents a superb opportunity for a growing family.

- DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- TWO BATHROOMS & GROUND FLOOR WC
- GENEROUS CORNER PLOT
- NO ONWARD CHAIN
- LESS THAN A MILE TO BRENTWOOD STATION
- DOUBLE GARAGE
- EASY REACH OF HIGHLY REGARDED SCHOOLS



Description

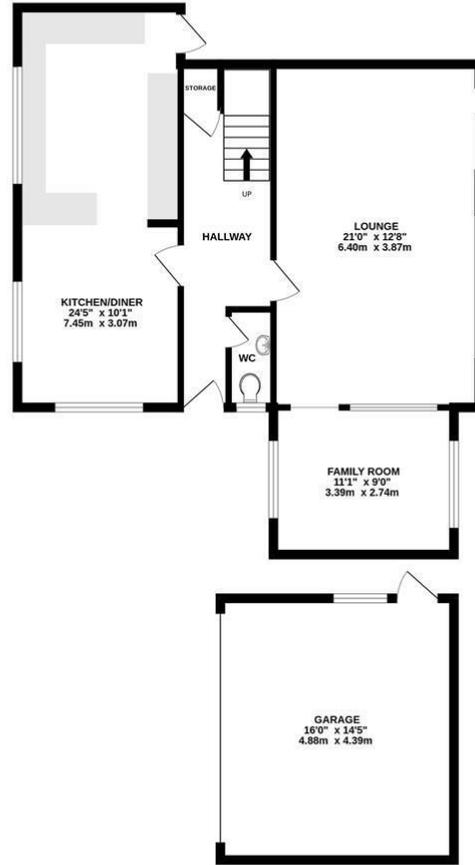
The internal layout begins with a welcoming entrance hall, leading through to a bright and spacious lounge featuring a large window overlooking the garden, along with sliding doors providing direct access outside. A further reception room flows from here, creating a comfortable snug enhanced by dual-aspect windows. The well-appointed kitchen is fitted with contemporary eye and base level units, complemented by contrasting worktops and integrated appliances, and offers ample space for open-plan dining, with dual-aspect windows allowing for plenty of natural light. A ground floor cloakroom completes the accommodation on this level.

To the first floor, the landing provides access to four well-proportioned double bedrooms. The principal bedroom benefits from an ensuite shower room, while a family bathroom serves the remaining bedrooms.

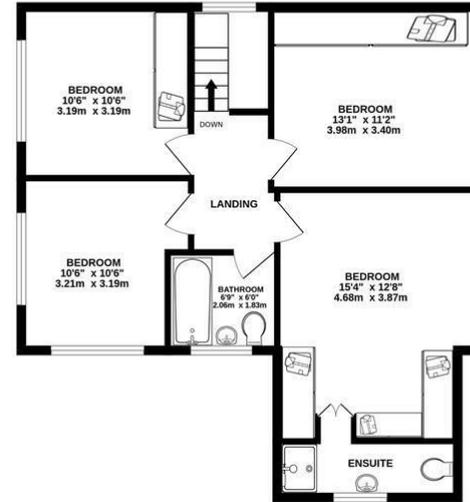
Externally, the South-East facing rear garden begins with a paved patio area, with the remainder laid to lawn and bordered by mature shrubs. To the front, a neatly maintained lawn enhances the home's kerb appeal, while the driveway provides off-street parking and leads to the detached double garage.



GROUND FLOOR
962 sq.ft. (89.3 sq.m.) approx.



1ST FLOOR
696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 1658 sq.ft. (154.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Target	Current	Target
Very energy efficient - lower running costs [82 plus] A		Very environmentally friendly - lower CO ₂ emissions [82 plus] A	
[61-81] B		[61-81] B	
[49-60] C		[49-60] C	
[35-48] D		[35-48] D	
[29-34] E		[29-34] E	
[17-28] F		[17-28] F	
[1-16] G		[1-16] G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

SERVICES:

Local Authority: Brentwood
Council tax band: G
Post code: CM13 3AL

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



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

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Tel: 01277 202200

Explore more @ www.keithashton.co.uk