



Keith
Ashton *Signature Homes*

Exclusively for the Promotion of Premium Properties



96 WOODMAN ROAD

Warley Brentwood, CM14 5AZ

Guide Price £625,000

A fine example of an Edwardian property, which has been refurbished to a high standard throughout, with some beautiful original features, giving the perfect blend of old meets new. Situated in one of Brentwood's most sought after locations, with the mainline railway station, vibrant town centre, good local schooling and King Georges Playing Fields within walking distance, this has all the makings of a fantastic family home.

- EXCEPTIONAL EDWARDIAN PROPERTY
- BEAUTIFUL ORIGINAL FEATURES
- WELL PRESENTED THROUGHOUT
- OFF STREET PARKING

- THREE GOOD SIZED BEDROOMS
- SOUGHT AFTER LOCATION

- REFURBISHED TO A HIGH STANDARD
- WALKING DISTANCE STATION/TOWN

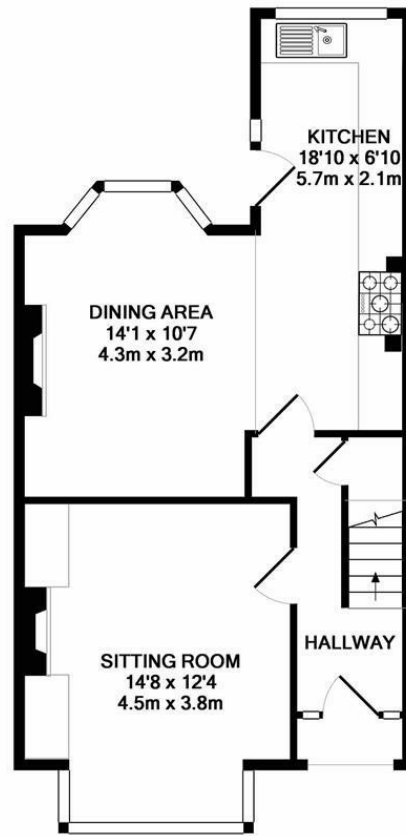
Description

A recessed porch leads to the entrance hallway which in turn leads to the sitting room with beautiful sash windows to the square bay, a feature fireplace with shelving and cabinets to either side and attractive oak wood flooring. A separate dining room with deep windows, giving the room a very light and airy feel, opens onto a beautifully fitted kitchen with an extensive range of contemporary units, including integrated appliances and a double range master oven. This is another light area, with windows to the rear and a door to the side. From the hallway, stairs lead to the first floor where three bedrooms can be found, along with the bathroom which has a modern white suite with a separate shower cubicle.

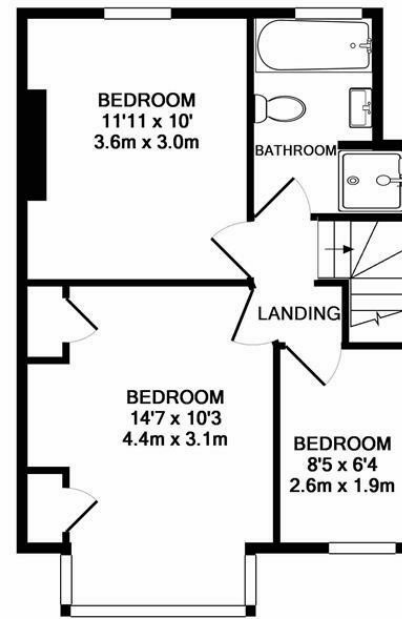
Outside the rear garden is mainly laid to lawn with a shed to the rear. To the front, there is off street parking and access to the rear at the side of the property.

In this convenient and sought after location and presented to a high standard throughout, this fabulous family home offers light and spacious accommodation, with the potential for further extension (stp)





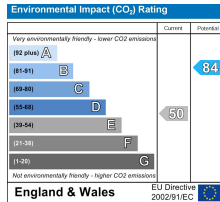
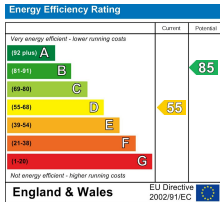
GROUND FLOOR
APPROX. FLOOR
AREA 517 SQ.FT.
(48.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 426 SQ.FT.
(39.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 943 SQ.FT. (87.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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SERVICES:

Local Authority: Brentwood
Council tax band: D
Post Code: CM14 5AZ

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



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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OPENING HOURS:
Monday to Friday: 8.45AM - 6.30PM
Saturdays: 9AM - 5.30PM Sundays: 10AM - 2PM

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