







## 40 HAMILTON CRESCENT

Warley Brentwood, CM14 5ES

\*\* GUIDE PRICE - £575,000 - £600,000 \*\* Offered for sale with no onward chain and located in a popular residential turning in the sought-after Warley area and being just a short walk to Brentwood's Mainline Station and High Street is this four-bedroom, link-detached family home. The property benefits from a large lounge/diner with patio doors onto the rear garden and a spacious hallway which offers a useful and versatile study/work area. To the rear there is a beautifully maintained garden and parking is provided by way of off-street parking to the front for two vehicles along with an integral double garage.

- FOUR BEDROOM FAMILY HOME
- SOUGHT AFTER AREA
- LARGE LOUNGE / DINER 31' X 19'
- HALLWAY WITH STUDY AREA
- FITTED KITCHEN
- GROUND FLOOR W.C
- OFF STREET PARKING
- DOUBLE LENGTH GARAGE



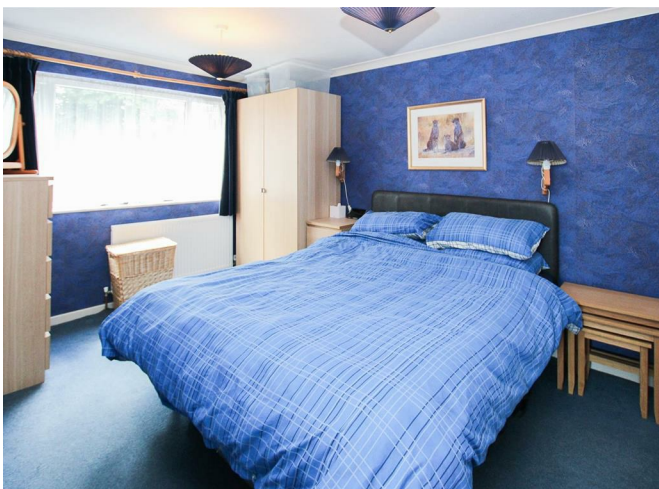


## Description

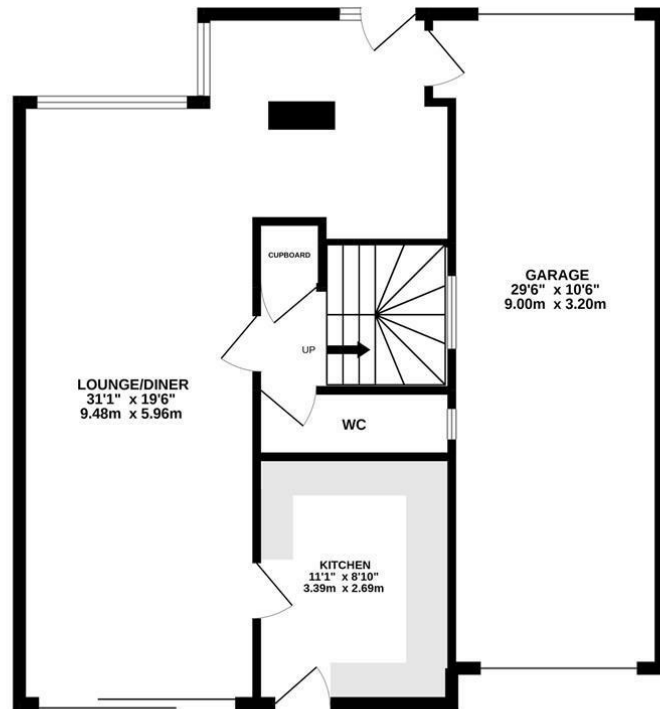
Entering this property you are immediately met with a spacious hallway providing a very useful work/study space. There is also ample space for coat and shoe storage. The hallway is open plan to a large lounge/diner which has sliding patio doors onto the rear garden and with direct access onto a large patio area. Doors from the lounge give access to a kitchen that is fitted in a good range of wooden wall and base units and has integrated double oven and hob and space for free standing appliances. A door from the kitchen gives further access into the rear garden. An inner lobby off the lounge has stairs rising to the first floor, a handy storage cupboard and access into a ground floor WC.

To the first floor there are three well-proportioned bedrooms with fitted storage, and a fourth single bedroom along with a spacious family bathroom fitted in a three-piece suite with shower over bath.

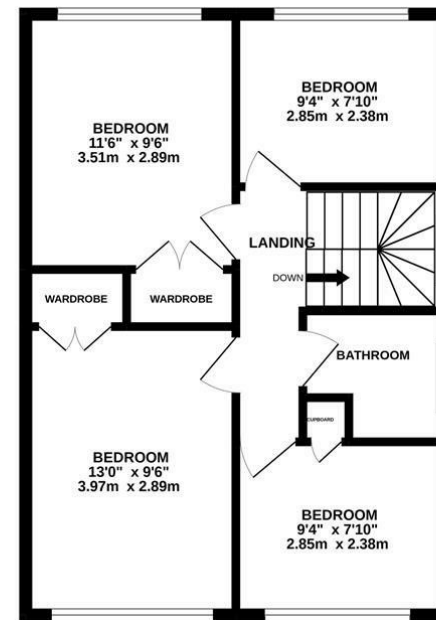
Externally, the property has a beautifully kept rear garden which has mature shrubs and plants. A nice sized patio area offers a lovely space to sit and relax and enjoy the beauty of the garden. Steps from the patio lead up into neat lawns and a pathway leading to the bottom of the garden where you find pedestrian gate to rear. Parking is provided for two vehicles on your own block paved driveway along with a double length integral garage. There is side pedestrian access from the front garden through to the rear.



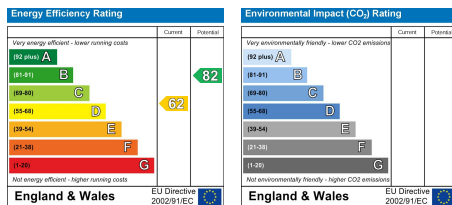
GROUND FLOOR  
850 sq.ft. (79.0 sq.m.) approx.



1ST FLOOR  
512 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1362 sq.ft. (126.5 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 5ES

### 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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