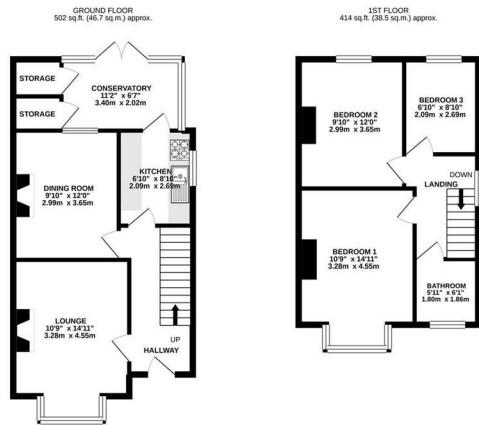




Keith
Ashton

Warley Hill, Warley
Brentwood



TOTAL FLOOR AREA: 916.66 sq. ft. (84.61 sq.m.) approx.
 Measurements shown have been taken within the curtilage of the property's curtilage.
 Measurements are approximate. They do not include the area of any external walls, balconies, terraces, patios, driveways, or other structures. They also do not include the area of any external walls, balconies, terraces, patios, driveways, or other structures. They also do not include the area of any external walls, balconies, terraces, patios, driveways, or other structures. They also do not include the area of any external walls, balconies, terraces, patios, driveways, or other structures.



60 Warley Hill, Warley, Brentwood, CM14 5HA

****Guide Price - £475,000 - £500,000**** Ideally located within easy access of Brentwood High Street and train station is this well looked after three bedroom semi-detached property. Offering ample opportunity to extend, subject to planning, the property enjoys two reception rooms with a separate kitchen and conservatory, in addition to an exceptionally large rear garden, detached garage and plenty of space for off-street parking.

The internal accommodation commences with a welcoming entrance hallway, the living room is located towards the front of the property end draws light from a bay window to the front elevation. The dining room is located towards the rear of the property, with the separate kitchen located adjacent. To the rear of the property is a conservatory which in turn provides access to the rear garden.

Upstairs, there are a pair of well-proportioned double bedrooms in addition to a further good-sized single room. Completing the internal layout is the modern shower room. Externally, the property enjoys a large rear garden extending back approximately 100ft. the garden is laid to lawn with a well-maintained shrub border and flower beds. There is also a brick-built shed and detached garage with parking provided via a driveway to the front of the property.

Guide Price £475,000



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A		(82 plus) A	
(61-81) B		(61-81) B	
(39-60) C		(39-60) C	
(19-38) D		(19-38) D	
(9-18) E		(9-18) E	
(1-8) F		(1-8) F	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	84		
	56		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

SERVICES:

Local Authority: Brentwood
 Council tax band: D
 Post code: CM14 5HA

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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