



Keith
Ashton

Junction Road, Warley
Brentwood



39 JUNCTION ROAD Warley Brentwood, CM14 5JH

£500,000

We are delighted to present for sale this charming end-of-terrace cottage, ideally situated just 0.3 miles from Brentwood railway station, offering excellent transport connections into London and beyond. Beautifully presented throughout, the property has been thoughtfully extended to the rear to create a stunning orangerie, featuring doors that open directly onto the rear garden, providing an ideal space for both modern family living and entertaining.

The property also enjoys a highly convenient location within easy reach of Brentwood High Street, with its excellent selection of shops, restaurants, cafés and bars, while a number of highly regarded local schools are also close by.

- CHARMING END-TERRACE COTTAGE
- BEAUTIFULLY PRESENTED THROUGHOUT
- STUNNING ORANGERY
- OFF-STREET PARKING
- 0.3 MILES TO BRENTWOOD STATION
- LOW MAINTENANCE GARDEN
- EASY REACH OF HIGH STREET
- OUTBUILDING & ENTERTAINING AREA



Description

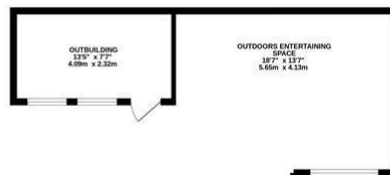
The accommodation begins with a bright and welcoming entrance porch, which opens into a spacious open-plan lounge/dining room. This characterful space features a brick-built fireplace with a wood and coal burning stove, complemented by bespoke built-in cabinetry. The dining area flows seamlessly into the well-appointed kitchen, which is fitted with a range of eye and base-level units, offering ample worktop and storage space. To the rear, a stunning orangery provides an additional reception area, creating the perfect space to relax, entertain or enjoy views of the garden. Double doors open directly onto the rear garden, enhancing the connection between indoor and outdoor living. A utility room and ground floor WC complete the accommodation on this level.

On the first floor, the landing provides access to a generous double bedroom to the front aspect, benefitting from fitted wardrobes, while a single bedroom is situated to the rear. A stylish and contemporary shower room serves both bedrooms.

Externally, the rear garden has been thoughtfully designed for both enjoyment and ease of maintenance. It begins with a decked seating area, leading onto a low-maintenance artificial lawn bordered by mature shrubs and planting. To the rear of the garden is a superb entertaining space, featuring an outbuilding with bar, covered seating area and dedicated barbecue area, making it ideal for hosting family and friends throughout the year. To the front of the property, a paved driveway provides convenient off-street parking.



GROUND FLOOR
883 sq ft (82.1 sq.m.) approx.



TOTAL FLOOR AREA: 1217 sq.ft. (113.1 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: D
Post code: CM14 5JH

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 260858

Village Office
Tel. 01277 375757

Lettings Office
Tel. 01277 202200

Explore more @ www.keithashton.co.uk