



Keith  
Ashton

Linden Rise, Warley  
Brentwood





## 8 LINDEN RISE Warley Brentwood, CM14 5UB

Guide Price £525,000 - £550,000

**\*\*Guide Price £525,000 - £550,000\*\*** We are pleased to present this attractive semi-detached family home, ideally positioned in a quiet and sought-after cul-de-sac in the Warley area of Brentwood.

Beautifully maintained throughout, the property features three generously sized bedrooms, a garage, and a west-facing garden—perfect for enjoying afternoon and evening sun.

Conveniently located just 0.6 miles from Brentwood Station, it offers excellent transport links into London and beyond. The home is also within easy reach of highly regarded local schools, making it an ideal choice for families.

- SEMI-DETACHED FAMILY HOME
- CUL-DE-SAC LOCATION

- FEATURE FIREPLACE
- WEST FACING GARDEN

- THREE BEDROOMS
- GARAGE

- FITTED WARDROBES
- 0.6 MILES TO BRENTWOOD STATION





## Description

The internal accommodation begins with a welcoming entrance hall, which leads into a spacious lounge featuring a charming fireplace and door that opens out to the rear garden, creating a bright and inviting living space.

The well-appointed kitchen is fitted with a range of eye and base level units, offering ample worktop space and a pleasant outlook to the front of the property. A convenient ground floor cloakroom completes this level.

Upstairs, the first-floor landing provides access to three well-proportioned bedrooms, including a generous principal bedroom to the front, complete with fitted wardrobes. A modern, fully tiled family bathroom with built-in storage serves all bedrooms.

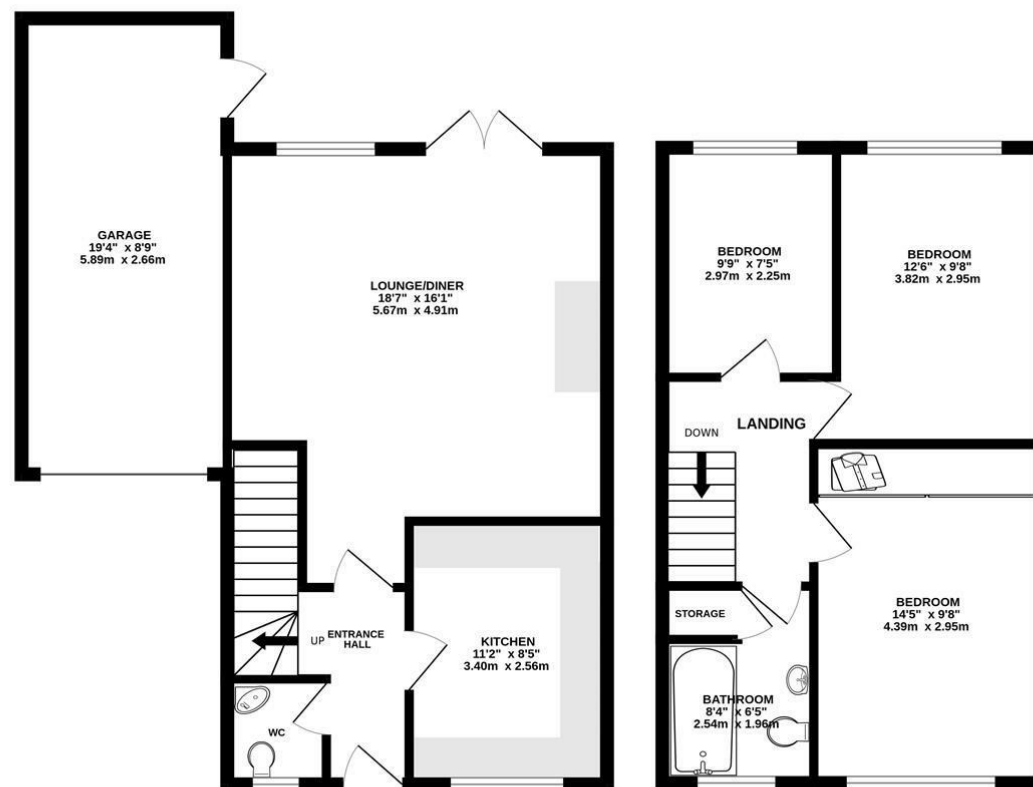
Outside, the west-facing rear garden enjoys plenty of afternoon sun and features a paved patio area, a neatly maintained lawn bordered by mature shrubs, and a further decked seating area at the far end—perfect for outdoor entertaining. To the front, there is a small garden and a private driveway leading to a garage with an up-and-over door.



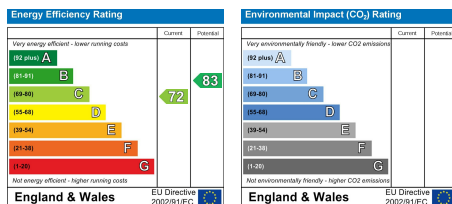


GROUND FLOOR  
602 sq.ft. (56.0 sq.m.) approx.

1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1036 sq.ft. (96.2 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 5UB

### 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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