



Keith
Ash
For Sale
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Baron
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Keith
Ashton

Great Eastern Road, Warley
Brentwood



39 GREAT EASTERN ROAD

Warley Brentwood, CM14 5EH

£400,000

We are delighted to bring to the market this charming mid-terrace cottage, ideally positioned just a short walk from Brentwood Station, offering excellent rail links into London and beyond. Beautifully presented throughout, the property features a spacious lounge/diner and two well-proportioned double bedrooms. The home also benefits from a highly convenient location within easy reach of Brentwood High Street and nearby country parks.

- CHARMING MID TERRACE COTTAGE
- WELL-PRESENTED THROUGHOUT
- SPACIOUS LOUNGE/DINER
- CLOSE TO BRENTWOOD STATION
- TWO DOUBLE BEDROOMS
- COUNTRY PARKS NEARBY
- SPACIOUS REAR GARDEN
- HALF A MILE TO THE HIGH STREET



Description

The internal accommodation is well proportioned and thoughtfully arranged over two floors. The ground floor features a generous open-plan lounge/diner, creating a bright and versatile living space ideal for both relaxing and entertaining. To the rear, the well-appointed kitchen is fitted with contemporary eye and base level units and contrasting worktops, with an external door providing access to the rear garden. A modern bathroom with a white three-piece suite completes the ground floor.

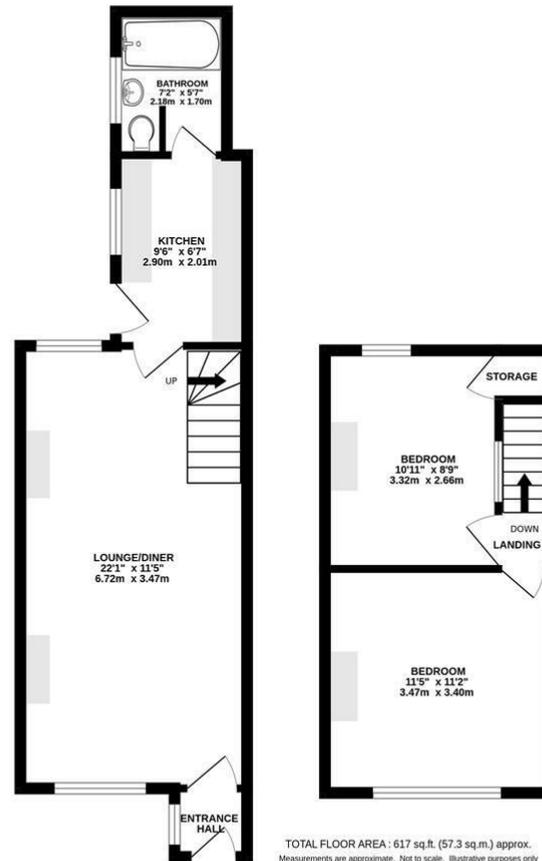
Upstairs, the first floor comprises two well-proportioned double bedrooms, along with a landing area that provides access to useful storage space.

Externally, the property benefits from a private rear garden with convenient rear gate access, offering an ideal outdoor space for relaxing and entertaining.



GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.

1ST FLOOR
251 sq.ft. (23.3 sq.m.) approx.



TOTAL FLOOR AREA: 617 sq.ft. (57.3 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	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

SERVICES:

Local Authority: Brentwood
Council tax band: C
Post code: CM14 5EH

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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