



Keith  
Ashton

Warley Hill, Warley  
Brentwood





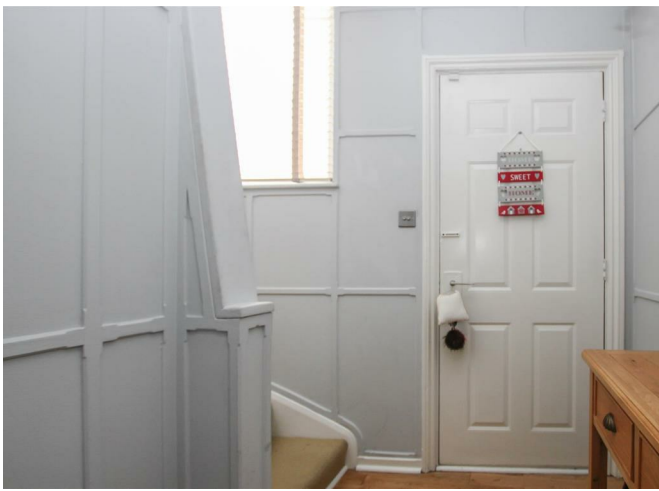
## 154B WARLEY HILL

Warley Brentwood, CM14 5HF

**\*\*Guide Price - £425,000 - £450,000\*\*** Offered for sale with the added advantage of no onward chain is this one-of-a-kind two bedroom cottage, ideally located within the ever popular area of Warley. The property is nestled along Albert Street despite its Warley Hill address, which gives the property a quieter locality while maintaining a central position. The well-presented accommodation comprises a large sitting room with separate and equally spacious kitchen / dining room, while upstairs are two double bedrooms and a modern family bathroom.

- Two Double Bedrooms
- Semi-Detached Cottage
- Open-Plan Kitchen / Dining Room
- Bright & Spacious Living Room
- Modern Family Bathroom
- Private Garden
- Well Presented
- Central Warley Location





## Description

The internal layout commences with an entrance hallway that leads through to an impressively spacious living room drawing light from windows to both the front and side elevation. A door leads through to the separate kitchen/dining room which again is a fantastic size.

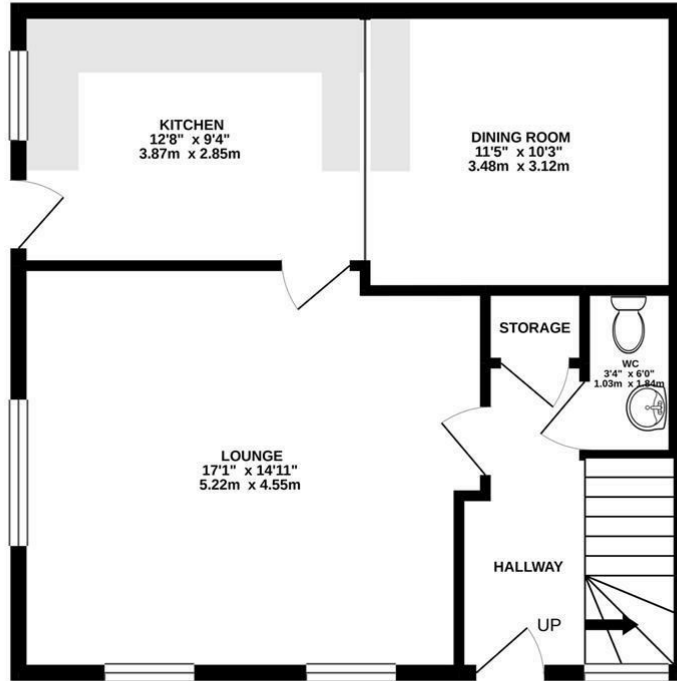
The kitchen comprises ample worktop space extending into a breakfast bar with above and below counter storage units and various integrated appliances. There is a stable-style door providing access to the garden. Completing the ground floor accommodation is a cloakroom and large storage cupboard, both accessed off the entrance hallway.

Heading upstairs, the stairway features a double height window and stunning feature panelling. The landing area boasts a vaulted ceiling and provides access to the two double bedroom and contemporary family bathroom. The master bedroom is a wonderful space with a box window and vaulted ceiling with roof light, there is also a large built in wardrobe. The bathroom comprises a bath and separate shower with a WC and wash basin, there is also ample built-in storage space.

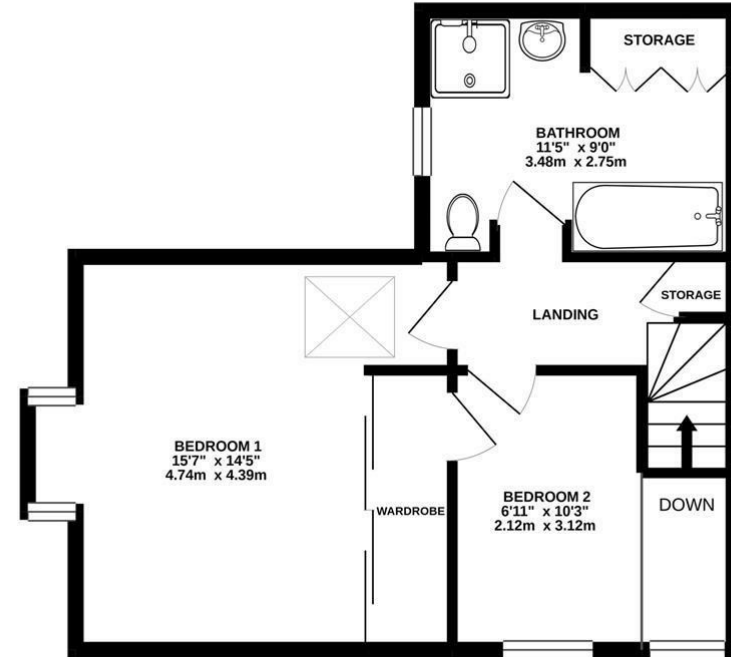
Externally, the property enjoys a private courtyard style garden that is located to the side of the house. The outside space is paved and can be accessed via electric gates from the road in order to provide off-street parking.



**GROUND FLOOR**  
585 sq.ft. (54.3 sq.m.) approx.

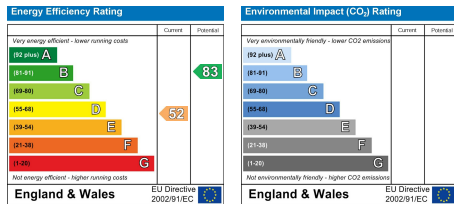


**1ST FLOOR**  
457 sq.ft. (42.5 sq.m.) approx.



**TOTAL FLOOR AREA : 1042 sq.ft. (96.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**SERVICES:**

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

**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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