



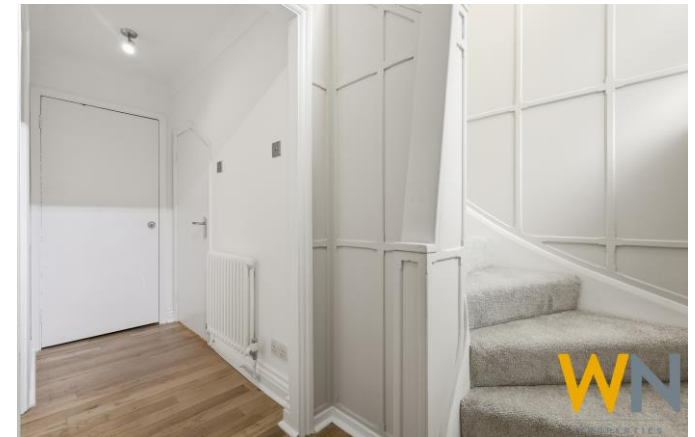
Warley Hill, Warley



Warley Hill Warley

£425,000

This charming town cottage, thought to have originated as a flour mill and bakery in the mid-19th century, offers surprisingly spacious accommodation just 0.5 miles from Brentwood mainline station. The entrance hall, featuring painted panelled walls, leads to a convenient ground floor cloakroom and a welcoming lounge with a solid oak floor. Windows to the rear and side illuminate the space, complete with fitted shutters for added privacy. Adjacent to the lounge is a generously sized kitchen dining room equipped with fitted appliances, including a stylish range cooker, making it an ideal space for cooking and entertaining. On the upper floor there are two charming bedrooms characterized by vaulted ceilings, providing an airy atmosphere with fitted wardrobes to the master room an adjacent well-appointed family bathroom featuring a separate shower. Externally, the property boasts a courtyard rear garden that offers off-street parking, accessible via electric double gates from Albert Street. Brentwood town centre is easily reachable, providing a variety of shops, restaurants, and bars, as well as easy access to the M25 London orbital. The Elizabeth Line at Brentwood station allows for convenient travel to the West End and Heathrow Airport. This delightful cottage is offered with no onward chain and is a rare opportunity for prospective buyers. EPC E.



Entrance Hallway

Cloakroom 3' 4" x 6' 0" (1.02m x 1.83m)

Bedroom Two 6' 11" x 10' 3" (2.11m x 3.12m)

Lounge 17' 1" x 14' 11" (5.20m x 4.54m)

Storage Cupboard

Bathroom 11' 5" x 9' 0" (3.48m x 2.74m)

Kitchen 12' 8" x 9' 4" (3.86m x 2.84m)

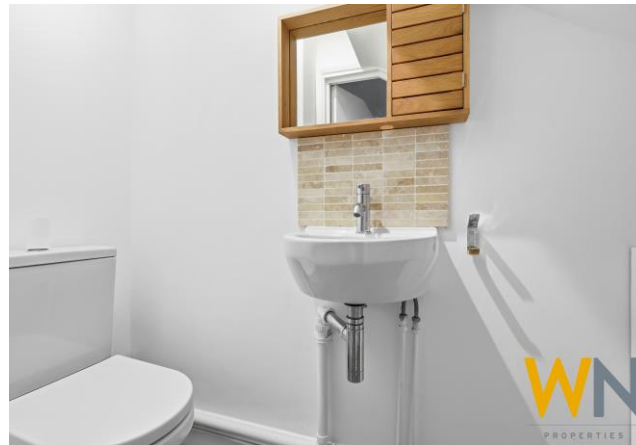
First Floor Landing

Dining Room 11' 5" x 10' 3" (3.48m x 3.12m)


Bedroom One 15' 7" x 14' 5" (4.75m x 4.39m)



WN
PROPERTIES



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A	52	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

WWW.EPC4U.COM

Council Tax Band D

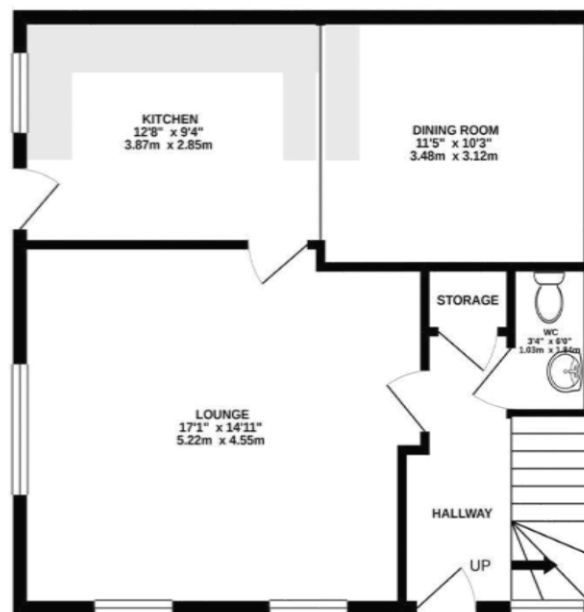
148 Hutton Road
Shenfield
Essex CM15 8NL
01277 225191

admin@wnproperties.co.uk

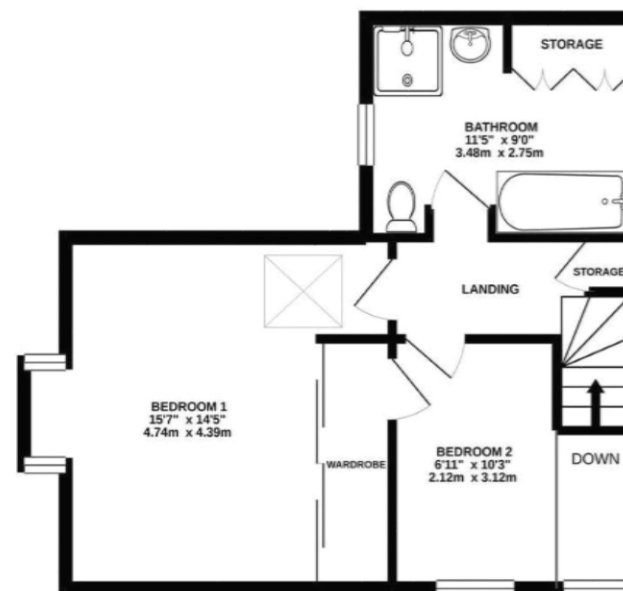
wnproperties.co.uk



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.
Made with Metropix 6/2021

Every effort has been made to ensure the accuracy of these particulars that have been prepared in good faith in conjunction with the vendor and they cannot be guaranteed and should not form part of any offer or contract. We have not checked the existence of relevant permissions, legal ownership, services/utilities, fixtures, fittings and appliances are in working order or fit for purpose. Photographs are for general information and it cannot be inferred that any items shown are included in the sale or within the ownership of the seller and therefore must be verified by your legal representative. No assumptions can be made from any description or image, relating to the type of construction or structural condition. All measurements are approximate, and any drawings or floorplans provided are for general guidance and are not to scale. Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008.