



**Bucklers Court, Warley, Brentwood, Essex, CM14 5UG**

**£725,000**



RATED BY OUR CUSTOMERS

BRONZE WINNER

SOUTH EAST (EAST)

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This superbly presented family home is situated in a quiet cul-de-sac on the popular Brackenswood development in Warley Brentwood, this modern detached house provides easy access to King George's playing fields, Brentwood mainline railway station with the Elizabeth line is a short walking distance and the property is close to the A12/M25 intersection. This spacious accommodation comprises four bedrooms, bathroom and en suite shower room on the first floor, whilst on the ground floor there is a good size lounge/diner, kitchen, utility room, cloakroom and a study. The exterior has a natural stone patio area with remainder laid to lawn to the rear. The driveway leads to the large double length garage which could be easily converted. The house has been updated to an extremely high standard throughout.

- **SUPERBLY APPOINTED THROUGHOUT**
- **QUIET CUL-DE-SAC LOCATION**
- **SITUATED IN DESIRABLE WARLEY AREA**
- **VIEWING RECOMMENDED**
- **FOUR BEDROOMS**
- **WALKING DISTANCE OF BRENTWOOD MAINLINE RAILWAY**
- **LARGE GARAGE WITH HUGE POTENTIAL TO CONVERT**

## Ground Floor

### Entrance

Double glazed security front door to inner porch with space for shoe rack and coats. Large glazed panel door opening to spacious hallway.

### Entrance Hallway



Flowing hallway providing access to lounge/diner, study, WC and kitchen.

Amtico flooring and understairs storage cupboard.

### WC



Downstairs cloakroom comprises a wash hand basin with cupboard below and complementary splashback, tiling to walls. A low level WC, a radiator, wood effect flooring, and an obscure double glazed window to the front elevation.

### Study



2.76m x 2.38m (9' 1" x 7' 10")

Double glazed window to the front aspect, Amtico to the floor. Space for desk and office furniture.

### Lounge / Diner



7.98m x 3.57m (26' 2" x 11' 9")

Bright and spacious room with dual aspect windows to front and rear with patio doors leading to garden and flanking full length windows. Attractive display feature fireplace and space for furniture and dining table.

## Kitchen / Breakfast Room



3.87m x 3.06m (12' 8" x 10' 0")

Superbly presented kitchen with a comprehensive range of units and worktops with drawers and cupboards below. Inset drainer with one and a quarter bowl sink unit with mixer tap and waste disposal unit, four ring induction hob, split level oven and grill, concealed cooker hood, wall cabinets, integrated fridge/freezer and a dishwasher. Complementary splash backs and tiling to floor. Large double glazed window to rear aspect and door leading to utility.

## Utility Room



3.05m x 1.70m (10' 0" x 5' 7")

Roll edge work surface with cupboards and space below, inset stainless steel sink unit with mixer tap, storage cupboard with shelving, wall cabinets, radiator, wall mounted gas fired boiler for the central heating, access via double glazed door to the garden. Space and plumbing for washing machine and dryer. Complementary tiling to floor.

## First Floor

## Landing



Spacious landing flowing nicely to all bedrooms and family bathroom.

## Bedroom One



3.85m x 3.57m (12' 8" x 11' 9")

Large double glazed window to front aspect and door leading to En Suite. Range of fitted wardrobes and vanity desk with additional drawers for storage .

## Dressing Room

Fitted with shelving and hanging space.

## En Suite Shower Room



Fully complementary tiling walls and floors, large walk in shower cubicle, wash hand basin with mixer tap and cupboard below, low level WC with concealed cistern, chrome ladder style heated towel rail, obscure double glazed window to the side aspect.

## Bedroom Two



3.58m x 2.38m (11' 9" x 7' 10")

Double glazed window to front aspect with large built in cupboard to the side of the bed.

## Bedroom Three



3.48m x 2.23m (11' 5" x 7' 4")

Double glazed window to rear aspect.

## Bedroom Four



3.03m x 2.23m (9' 11" x 7' 4")

Double glazed window to rear aspect and space for bedroom furniture.

## Bathroom



Complementary tiling to walls and floor, suite comprises a panelled bath with mixer tap shower attachment and screen, pedestal hand wash basin with additional cupboard space below, low level WC, radiator and obscure double glazed window to the rear elevation.

## Exterior

### Garage



6.65m x 2.72m (21' 10" x 8' 11")

Attached double length garage which has been divided to provide a garage for one car and a separate storage area 3.56m x 2.72m (11' 8" x 8' 11") with large workshop. This provides lots of potential to enhance or convert.

## Rear Garden

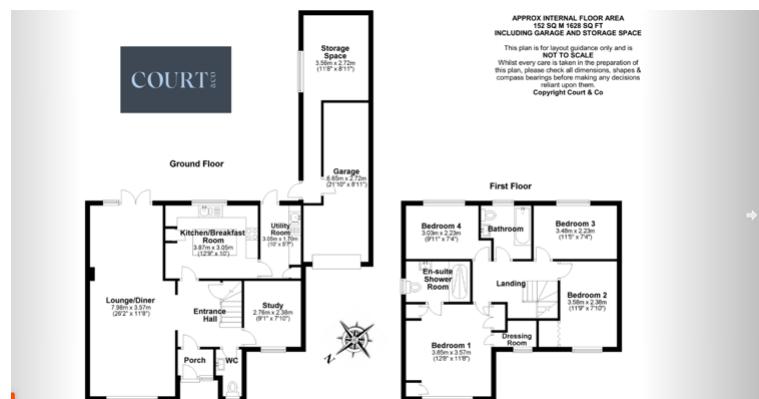


Paved patio with natural stone. The remainder is mainly laid to lawn, with shrub borders and side access to the front of the property.

## Front

Wide frontage with own driveway leading to garage. Remainder has stoned area.

## Floorplan



## PROPERTY MISDESCRIPTIONS ACT 1991

The Agents not tested any apparatus, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Adviser. References to the Tenure of the property are based on information supplied by the Vendor. The agent has not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.