



## Crescent Road, Warley, Brentwood, Essex, CM14 5JG £540,000



A newly constructed two-bedroom house centrally located within easy walking distance of Brentwood mainline railway station. The property offers two off-street parking spaces, an electric vehicle (EV) charger, under floor heating and an eco-friendly air source heat pump. The contemporary kitchen diner features bi-folding doors, there is a spacious entrance hallway, large living room and ground floor WC which are all equipped with underfloor heating. The first floor comprises two bedrooms and a tastefully appointed bathroom. This property is offered with a 10 year build warranty and no onward chain.

- TWO OFF-STREET PARKING SPACES AND AN ELECTRIC VEHICLE (EV) CHARGER
- TWO WELL-APPOINTED BEDROOMS AND A STYLISH BATHROOM ON THE FIRST FLOOR
- OFFERED FOR SALE WITH NO ONWARD CHAIN
- ECO-FRIENDLY AIR SOURCE HEAT PUMP HEATING
- CONTEMPORARY KITCHEN DINER WITH BI-FOLDING DOORS
- WALKING DISTANCE OF BRENTWOOD MAINLINE RAILWAY STATION



## Ground Floor

### Entrance Hallway

3.77m x 1.93m (12' 4" x 6' 4")

The staircase turns and rises to the first floor landing with a storage cupboard beneath which house the hot water cylinder and heating system. Amtico flooring.



### Living Room

4.79m reducing to 2.79m (15' 9" x 9' 2") x 4.73m x m (15' 6")

A very spacious room which draws light from two double glazed sash styled windows to the front elevation. There is a continuation of the Amtico flooring from the entrance hallway and recessed spot lighting to the ceiling.



### Kitchen / Dining Room

4.73m x 3.55m (15' 6" x 11' 8")

The kitchen is fitted in an extensive range of contemporary matt units that are fitted to both base and eye levels. There are quartz work surfaces with matching up stands that extend along two side with an inset stainless steel sink unit with carved drainer. Integrated appliances include a slim line dishwasher, a washing machine, a built under oven, a ceramic hob with

extractor hood above and a fridge / freezer. There is recessed spot lighting, an extractor fan and two large glazed sky lights to the ceiling. There is a bank of bi-folding doors which open to reveal a opening of 3.09m (10'2") and Amtico flooring throughout.



### Downstairs WC

2.66m x 1.10m (8' 9" x 3' 7")

A concealed cistern WC and a wall mounted wash hand basin, there is an extractor fan, recessed spot lighting and Amtico flooring.

### First Floor

#### Landing

Access to loft space.

## Bedroom One



2.79m x 2.89m (9' 2" x 9' 6") widening to 4.01m x m (13' 2")

Situated at the front of the property there are two double glazed sash styled windows, a radiator and a double built in wardrobe cupboard.

## Bedroom Two



2.50m x 4.73m (8' 2" x 15' 6")

Two double glazed sash styled windows overlooking the rear and a radiator.

## Bathroom



1.71m x 2.23m (5' 7" x 7' 4")

A concealed cistern WC, a vanity wash hand basin with two drawers and a panelled bath with overhead rainfall style shower and a separate handheld shower attachment. There is recessed spot lighting, a LED mirror, an extractor fan and a heated towel rail.

## Exterior

### Rear Garden



The rear garden commences with a paved patio area and steps down the remainder of the garden which has fenced boundaries. To the side of the property is where the air source heat pump is located.

### Front Garden

The property benefits from a block paved driveway which has off street parking for two vehicles.

### Agents Note

The property benefits from under floor heating to the ground floor, an air source heat pump and an EV charger.

### 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.