



Warley Street, Great Warley, Brentwood, Essex, CM13 3JJ  
£650,000



**\*\*Offers In Excess Of\*\*** Warley Brook is a charming three bedroom detached bungalow set behind private entrance gates, with countryside views, landscaped gardens, and two large paddocks. There is also a separate home office building and stable block. Located on the outskirts of Little Warley Village, close also to West Horndon and within easy access of the A127 and M25. We believe that there is also an opportunity to re build a larger house of even the potential to develop the site in to multiple dwellings (STPP) The overall plot is approx 4.4 acres (STLS)

- **DETAHCHED BUNGALOW**
- **FAMILY BATHROOM AND CLOAKROOM**
- **ENTRANCE HALL**
- **GATED DRIVEWAY**
- **STABLE BLOCK**
- **LARGE Paddock**
- **THREE BEDROOM**
- **KITCHEN BREAKFAST ROOM**
- **LANDSCAPED GARDENS**
- **COUNTRYSIDE VIEWS**
- **OUTBUILDING**
- **DEVELOPMENT POTENTIAL (STPP)**



## Ground Floor

### Entrance Hall

Aluminum double glazed opens onto the entrance hall.

### Inner Hallway

Houses a radiator.

### Lounge

6.97m x 3.66m (22' 10" x 12' 0")

There is a window to the side elevation, glazed windows to the front elevation, French patio doors to the rear, a radiator, feature fireplace and door through to the kitchen.

### Kitchen

Windowed door to the rear elevation, work surfaces along two sides, stainless steel kitchen sink with drainer, a radiator and laminate floor.

### Family Bathroom

Comprises a panelled bath, vanity hand wash basin, WC and two windows to the rear elevation.

### Bedroom One

4.29m x 2.92m (14' 1" x 9' 7")

Window to the front elevation with radiator beneath.

### Bedroom Two

2.93m x 3.35m (9' 7" x 11' 0")

Window to the front elevation with radiator below.

### Bedroom Three

2.47m x 2.93m (8' 1" x 9' 7")

Window overlooking the rear of the property, a radiator and wash hand basin.

## Exterior

### Front

The property is approached via a gated private driveway leading through to the rear of the property.

### Rear Garden

There is a large paddock to the rear. Stable Block and Home office building. The plot available is approx. 4.4 acres (STLS)

## 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.