



Crescent Road, Warley, Warley, Essex, CM14 5JB £435,000 - £450,000



A tastefully decorated two bedroom home situated in an extremely sought after location just moments from Brentwood station. The property features a spacious open-plan living/dining area fitted with bespoke fitted furniture and a wood burner, a well planned kitchen opening onto a landscaped rear garden that has a covered entertaining space with a built-in pizza oven. Upstairs are two generously sized bedrooms and a versatile loft space which has been boarded and is accessed by a pull down ladder. The property benefits from a driveway to the front that provides an off street parking space.

- **BLOCK PAVED DRIVEWAY PROVIDING OFF STREET PARKING**
- **TASTEFULLY DECORATED THROUGHOUT**
- **BOARDED LOFT SPACE WITH PULL DOWN LADDER**
- **WOOD BURNER IN LIVING ROOM**
- **SITUATED CLOSE TO BRENTWOOD MAINLINE STATION AND HIGH STREET**
- **LANDSCAPED REAR GARDEN WITH COVERED ENTERTAINING SPACE AND PIZZA OVEN**
- **WELL PLANNED KITCHEN WITH INTEGRATED APPLIANCES**



Open Plan Living/Dining Room

7.08m x 3.88m (23' 3" x 12' 9")

A warm and inviting open plan space with ample room for both living and dining. Wood effect flooring runs throughout and there is a staircase that rises to the first floor landing.



Living Area

The central feature of the room is a wood burning stove with a wooden mantle above and bespoke alcove shelving and cupboards either side. There is cornice to the ceiling and a double glazed window to the front elevation which has a fitted shutter.



Dining Area



Beneath the stairs is a beautiful bespoke storage unit which comprises of cupboards and shelving with feature lighting. There

is a radiator with decorative cover.

Kitchen

3.32m x 1.76m (10' 11" x 5' 9")

A well planned space which is extremely functional and tastefully fitted with white wood panelled units to both base and eye levels, and black granite work surfaces. Integrated appliances include a fridge/freezer, a double oven, a microwave oven, washing machine and a gas hob with extractor fan above. The kitchen has been designed to maximise storage and create as much work surface space as possible.



Ground Floor Bathroom

3.29m x 1.62m (10' 10" x 5' 4")

Fitted with a panelled bath which has mixer taps and a shower above with a glazed shower screen, there is also a vanity wash stand and a low flush WC. The walls are partly tiled, there is an obscure double glazed window to the rear elevation, an extractor fan and a patterned tiled floor. There is also a period style heated towel rail.

First Floor

Landing

Doors leading to;

Master Bedroom



3.49m x 3.06m (11' 5" x 10' 0")

Situated at the front of the property this tastefully decorated bedroom has panelling to half height and fitted bedroom furniture that comprises of a fitted drawer unit with double width fitted wardrobes either side. There is a double glazed window to the front elevation with a fitted shutter and a radiator set below. There is also cove cornice to the ceiling.

Bedroom Two



A good sized bedroom overlooking the rear garden via a double glazed window that has a radiator set beneath. There is cove cornice to the ceiling.

Exterior

Rear Garden



A landscaped rear garden which commences with a paved patio area that stretches the width of the property, the remainder has an artificial lawn and raised planters either side. At the rear of the garden is a beautifully designed covered entertaining space which has a built in pizza oven, ideal for entertaining friends and family.

Front Garden

Block paved driveway provides off street parking.

Location

The property is conveniently located a short walk from Brentwood's mainline train station which has fast connections to London and is on the Elizabeth line. The High Street is also within walking distance.

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.