



Crescent Road, Warley, Brentwood, Essex, CM14 5JG
£535,000



A beautiful three bedroom period property that was first built in 1876 and is located within easy walking distance of Brentwoods mainline railway station. Its recent refurbishment adds a modern and contemporary feel, with a spacious kitchen diner at the rear that has integrated appliances, quartz work surfaces and bi-folding doors overlooking the garden. There is a ground floor WC in addition to the ground floor bathroom, which has both a bath and shower. At the front of the property is a separate reception room with a feature fireplace. A block paved driveway provides off street parking.

- CENTRALLY LOCATED PROPERTY WHICH IS WITHIN WALKING DISTANCE OF MAINLINE RAILWAY STATION
- BLOCK PAVED DRIVEWAY WITH OFF STREET PARKING
- SEPARATE RECEPTION ROOM WITH FEATURE FIREPLACE
- PERIOD PROPERTY WITH MODERN REFURBISHMENT
- CONTEMPORARY KITCHEN WITH INTEGRATED APPLIANCES, QUARTZ WORK SURFACES AND BI-FOLDING DOORS
- NO ONWARD CHAIN



Ground Floor

Entrance Hallway



A covered entrance with decorative tiles and harlequin tiled floor has a wood panelled entrance door that opens onto the entrance hallway. There is a staircase rising to the first floor landing, coved cornice to the ceiling, recessed spotlighting, a radiator and a storage cupboard beneath the stairs.

Living Room



3.62m x 3.48m (11' 11" x 11' 5")

Double glazed window to the front elevation and coved cornice to the ceiling. A feature fireplace with wooden surround, tiled insert, cast iron fascia and tiled hearth.

Bathroom



2.75m x 2.46m (9' 0" x 8' 1")

Walk in corner shower enclosure with curved glazed screen, overhead rainfall style shower and separate handheld attachment, vanity wash hand basin with mixer taps and drawers beneath, paneled bath with mixer taps and handheld attachment and a concealed cistern WC. The walls are partly tiled, Amtico flooring and there is a heated towel rail, recessed spotlighting and an extractor fan to the ceiling.

Additional WC



1.61m x 0.91m (5' 3" x 3' 0")

Concealed cistern WC and wall mounted semi-pedestal wash hand basin.

Kitchen /Family / Dining Room



5.10m x 4.60m (16' 9" x 15' 1")

Views over the rear garden via bi-folding doors which slide back to reveal an opening of 2.32m (7' 7"). The Kitchen itself is fitted in contemporary matt units, which are fitted to both base and eye levels with Quartz work surfaces that wrap around two sides. Integrated appliances include a combination oven and microwave, a built in oven, a fridge freezer, a ceramic hob with extractor fan above, slimline dishwasher and a washing machine. There is also a cupboard which houses the boiler. There is recessed spotlighting, Amtico flooring, sky light window and a radiator.

First Floor

Landing



3.48m x 1.84m (11' 5" x 6' 0")

Radiator and access to loft space.

Bedroom One



4.72m x 3.49m (15' 6" x 11' 5")

Two double glazed sash windows, coved cornice to ceiling, spotlighting and radiator.

Bedroom Two



3.47m x 2.78m (11' 5" x 9' 1")

Double glazed window to rear elevation. Coved cornice to ceiling and a radiator.

Bedroom Three



3.06m x 3.04m (10' 0" x 10' 0")

Double glazed window to rear, radiator, coved cornice to ceiling and access to loft space.

Exterior

Rear Garden



Fenced boundaries.

Driveway

block paved driveway providing off street parking for one vehicle.

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.