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Cromwell Road, Warley

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PROPERTIES

Cromwell Road Warley

Offers in Excess of £500,000

An exceptionally well presented end of terrace residence located in this popular and sought after location providing extended accommodation with the benefit off a deep block paved driveway providing multiple off street parking spaces. An entrance porch leads to the reception hall with modern glazed balustrade to staircase and access to the living room with wood effect flooring and double doors to a good sized kitchen/family room that is open-plan to a an extended dining area with sky-light roof window and french doors to the garden. On the first floor there are two double bedrooms and a modern fitted family bathroom with shower bath and ceramic tiled walls. The rear garden has an attractive decked area with steps to lawn and fence surround. Brentwood mainline railway station is within a 0.3 mile walk for London commuting and includes the Elizabeth Line for the West End and Heathrow Airport. EPC D.



Entrance Porch 5' 11" x 3' 10" (1.80m x 1.17m)
Entrance door with adjacent obscured glazed panel, fitted bench with storage shelving below, window to side and tiled flooring. Door leading to;

Hallway

Radiator, tiled floor, radiator, stairs to first floor with glass balustrade and doors to;

Living Room 11' 3" x 10' 9" (3.43m x 3.27m)

Cornice to ceiling, fitted tv unit with shelving and storage. Radiator with cover,

double doors leading to Kitchen/Family Area and window to front aspect with fitted shutters to remain.

L-Shaped Kitchen/Family Room 16' 2" max x 12' 1" max (4.92m x 3.68m)

Modern and spacious kitchen/family room with a range of white gloss fronted floor to ceiling units and base units with quartz worktop. Inset sink with drainer and mixer tap, fitted Neff oven, Neff microwave, fridge/freezer and washer/dryer. Neff induction hob and fitted wine fridge. Tiled floor, Window to rear aspect with fitted shutters to remain and open to;

Dining Area 8' 9" x 7' 7" (2.66m x 2.31m)

Space for dining table and chairs. Skylight, french doors leading to garden, tiled floor and radiator with cover.

First Floor Landing

Window to side aspect, radiator, loft hatch providing access to loft and doors to;

Bedroom One 14' 9" x 8' 1" plus door recess (4.49m x 2.46m)

Large room with built in wardrobes and a storage cupboard. Wood effect flooring, radiator with cover and windows to front aspect with shutters to remain.

Bedroom Two 11' 7" x 8' 7" (3.53m x 2.61m)

Double bedroom with wood effect flooring, radiator and window to rear aspect.

Bathroom

Modern three piece suite comprising; bath with shower head over and glass screen. Combination vanity unit with wash hand basin and mix tap with storage below and concealed cistern WC. Tiled walls and floor. Heated towel rail and obscured window to rear.

Externally

The attractive south facing rear garden has a decked area with steps to lawn and fence surround. Shed to remain. Side access and gate leads to front drive which is block paved providing off street parking for numerous vehicles. Inset shrub beds and railway sleepers to border.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
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Council Tax Band D

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