



Warley Hill, Brentwood, CM13

£550,000

Guide Price

Tenure: Freehold, **Bedrooms:** 3

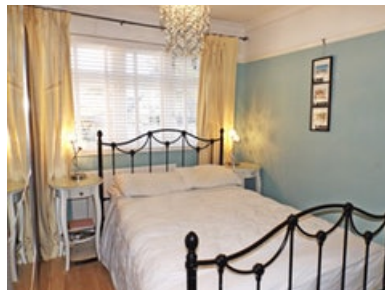
Guide Price £550,000-£575,000 we're pleased to present to the market a superbly presented semi-detached residence on Warley Hill, Brentwood just walking distance from Brentwood station for Greater Anglia and TFL trains into Liverpool Street every 10 minutes with cross rail due to complete 2019.

Key features:

- Beautiful Semi Detached 3 Double Bedroom Property
- Open Plan Family Room
- Dining Area Overlooking Garden
- Walking distance to Brentwood Station

Extra info:

- **Property Age:** 1 years
- **Council Tax:** Band D (£1644.29 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



****Guide Price: £550,000- £575,000****

Housesimple is pleased to present to the market a superbly presented semi-detached residence on Warley Hill, Brentwood just walking distance from Brentwood Station. Set back from the road by a gravelled driveway suitable for 2/3 cars but kept private with bushes and shrubs either side.

Inside the property briefly comprises of:

Porch with wooden double doors lead to the main wooden door and entrance hallway with staircase, doors lead off the hall to the toilet, lounge and kitchen/dinner. The lounge area is spacious, with original features and charming character such as picture and dado rails, radiator, brick fireplace and wooden parquet flooring.

Sliding double doors lead you through to the kitchen/dining area, which benefits from black granite worktops and is tiled with flagstone floors, a centre island with Neff induction hob and extractor built in, cream wooden units and Neff double oven. Three Velux ceiling windows add plenty of natural light which is complemented by dimmer spotlights, beneath this is the dining area with bifold doors leading to the garden and two fabulous floor-to-ceiling radiators. To the right is a small utility room with outlets for washing machine/tumble dryer, dishwasher, sink, and more storage.

Upstairs is a large landing leading to 3 three double bedrooms, the master with fitted wardrobes and painted wooden flooring. All rooms are spacious, have wooden flooring and large windows adding lots of natural lighting. The family bathroom has been fully tiled in stone tiling but with modern updates such as a beautiful standalone bath, plus a walk in shower, sink and WC with floor to ceiling radiator.

The garden is low maintenance but with plenty of greenery and space for plants with flower borders and shrubs. Brick steps to the end of the garden will lead you to a quaint summer house or store/garage to hold unsightly's or for use as a garden room. The patio leading out from the kitchen is great for use as a seating area for entertaining guests in summer and leads to the front via a gated side access.

Viewing of this property is highly recommended, kindly call Housesimple Estate Agents on 0330 111 0070.

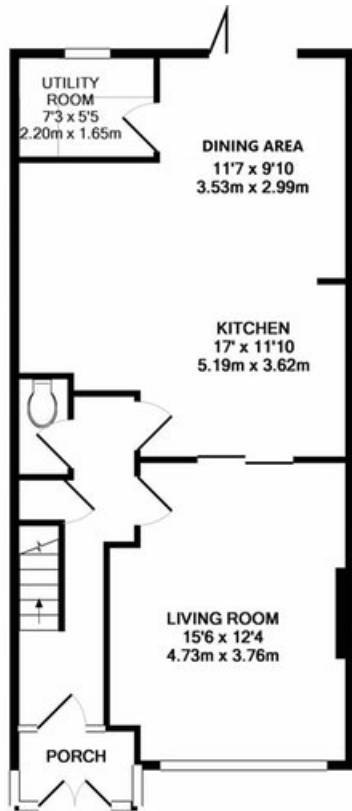
Extra Information:

Council tax band: D (£1644.29 Per Annum)

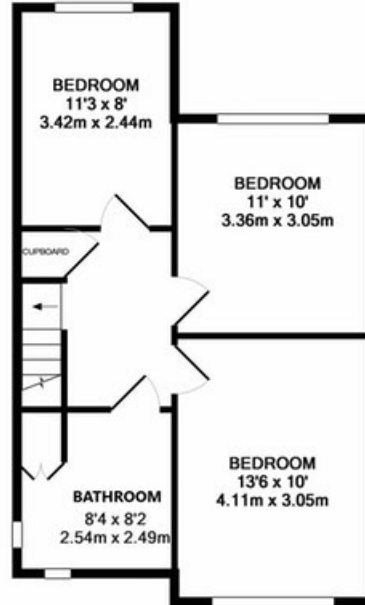
Double Glazing: Throughout

Heating: gas

Floor plan:



GROUND FLOOR
APPROX. FLOOR
AREA 625 SQ.FT.
(58.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 475 SQ.FT.
(44.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1099 SQ.FT. (102.1 SQ.M.)

Energy Performance Certificate:

Energy Performance Certificate

270, Warley Hill, Great Warley, BRENTWOOD, CM13 3AB

Dwelling type: Semi-detached house	Reference number: 8191-5516-4129-0297-0983
Date of assessment: 19 November 2018	Type of assessment: RdSAP, existing dwelling
Date of certificate: 20 November 2018	Total floor area: 105 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,514
Over 3 years you could save	£ 744

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 279 over 3 years	£ 210 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could save £ 744 over 3 years</p> </div>
Heating	£ 1,827 over 3 years	£ 1,314 over 3 years	
Hot Water	£ 408 over 3 years	£ 246 over 3 years	
Totals	£ 2,514	£ 1,770	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: xx-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: xx-small;"> <tr> <td style="background-color: #4f81bd; color: white; text-align: center;">(92 plus) A</td> <td style="background-color: #76b82a; color: white; text-align: center;">(81-91) B</td> <td style="background-color: #c4e600; color: white; text-align: center;">(69-80) C</td> <td style="background-color: #f1c232; color: white; text-align: center;">(55-68) D</td> <td style="background-color: #e67e22; color: white; text-align: center;">(39-54) E</td> <td style="background-color: #d35400; color: white; text-align: center;">(21-38) F</td> <td style="background-color: #c0392b; color: white; text-align: center;">(1-20) G</td> </tr> <tr> <td colspan="6" style="text-align: center; font-size: xx-small;">Not energy efficient - higher running costs</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small; margin-top: 5px;"> <thead> <tr style="background-color: #d9e1f2;"> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td style="text-align: center; vertical-align: middle;">69</td> <td style="text-align: center; vertical-align: middle;">86</td> </tr> </tbody> </table>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	Not energy efficient - higher running costs						Current	Potential	69	86	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G												
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Current	Potential																	
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Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 417
2 Floor insulation (suspended floor)	£800 - £1,200	£ 117
3 Low energy lighting for all fixed outlets	£20	£ 63

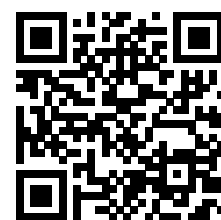
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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