



Hilbery  
Chaplin

Magnolia Crescent, Great Warley

Guide Price £650,000

ESTABLISHED 1894  
Hilbery  
Chaplin



## The Property

Welcome home to this wonderfully presented three-bedroom end of terrace home in the popular Mascalls Park development built by Bellway Homes., offered with NO ONWARD CHAIN.

This beautifully presented home offers spacious living over three floors with wonderful views both front and back and is surrounded by woodland.

The ground floor is split-level with an office, W/C and formal living room with dual aspect views. Leading down into the heart of the home a lovely open plan kitchen/dining/living area with integrated appliances, separate utility room and two sets of French doors leading into the private garden.

To the first floor there are two good sized double bedrooms with the main room benefiting from an ensuite shower room and a third single room, currently used as a dressing room.

Externally, there is a cart lodge for off-street parking and to the rear of the property a beautiful, unoverlooked, low maintenance garden surrounded by woodland.

Council Tax Band G.  
EPC rating B.

*Beautifully presented three-bedroom town house. For further details and to arrange a viewing call 01277 262600.*



## Location and approximate mileages

Warley Primary School	0.8 mile
Brentwood railway station	1.2 mile
Brentwood high street	1.6 miles
M25/A12 Junction	1.7miles
Lakeside shopping centre	10 miles
London Southend Airport	21 miles
London Stansted Airport	27 miles
London Gatwick Airport	46 miles

Magnolia Crescent is in Great Warley, Brentwood a town in the county of Essex.

Conveniently located for Brentwood railway station and the town centre which offers an array of shops, and restaurants to suit all tastes, plus Marks & Spencer and Sainsburys.

The area proves popular with professionals and families alike due to the wide selection of primary, Infants/Juniors, secondary, and private schools. Warley Primary school, Ursuline prep school, and Woodlands Prep school, to name just a few.

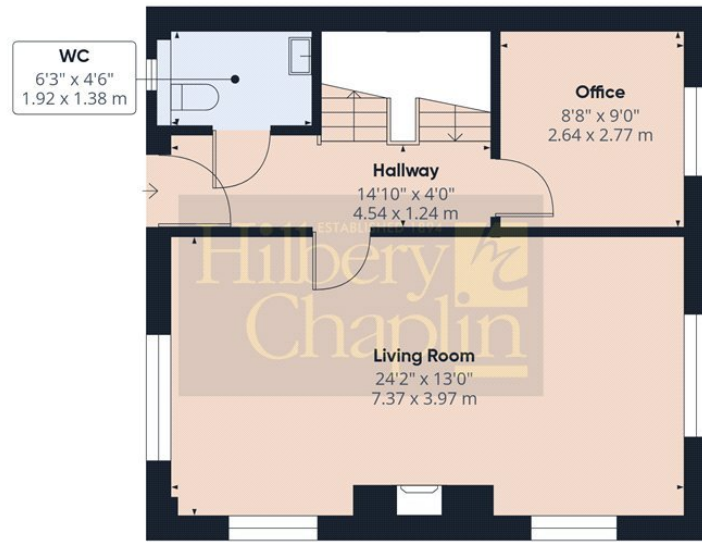
There are golf clubs, sports/ leisure facilities, and parks, namely King George's playing fields, Thorndon Park, Hartwood Golf course, and Warley country park is just 0.5 mile away.

Frequent trains link Brentwood railway station and London Liverpool Street with the Elizabeth line improving the links to central London and extend the line to Whitechapel, Farringdon, Tottenham Court Road, Bond Street, Paddington, and Heathrow.

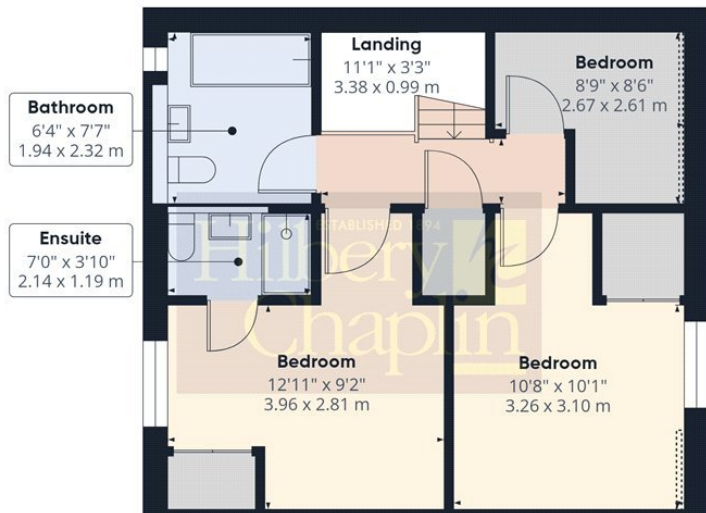




Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

1476 ft<sup>2</sup>  
136.9 m<sup>2</sup>

Reduced headroom

2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration

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