



Hilbery
Chaplin

The Dell, Great Warley

Guide Price £750,000 - £775,000

ESTABLISHED 1894
Hilbery
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The Property

Tucked away in a peaceful cul-de-sac, this beautifully presented four-bedroom detached home offers bright, spacious interiors for comfortable, modern family living.

At the heart is a stunning kitchen diner, filled with natural light from the bay window with a charming window seat, ideal for morning coffee or some downtime. A practical 'boot-tility', downstairs W/C, and a spacious living room with a cosy log burner also complete the family home.

Upstairs, a light, and airy landing leads to three generous double bedrooms, including a flexible office/bedroom as the fourth. The principal bedroom benefits from an en-suite, while a well appointed family bathroom serves the remaining bedrooms.

Outside, the garden features a patio covered by a pergola, perfect for summer entertaining. The garage currently a bar/ gym, offers versatile space with the opportunity of converting this into an Annex. Approved plans are available on request, please note these are now expired.

Ideally located close to Brentwood Station, this home blends the peaceful surroundings with excellent connectivity. Don't miss the chance to make this lovely property your family home.

Council Tax Band G. EPC rating to follow.

Beautifully presented four-bedroom detached family home.

FOR FURTHER DETAILS AND TO ARRANGE A VIEWING CALL: 01277 262600



Location and approximate mileages

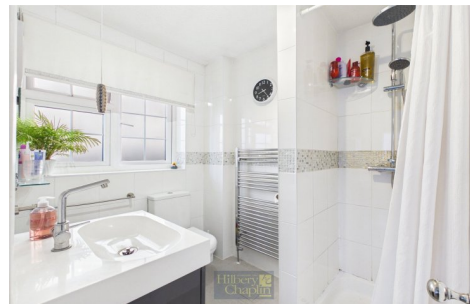
Warley Primary School	0.6 mile
Brentwood railway station	1 mile
Brentwood high street	1.4 mile
M25/A12 Junction	1.8 miles
Lakeside shopping centre	10 miles

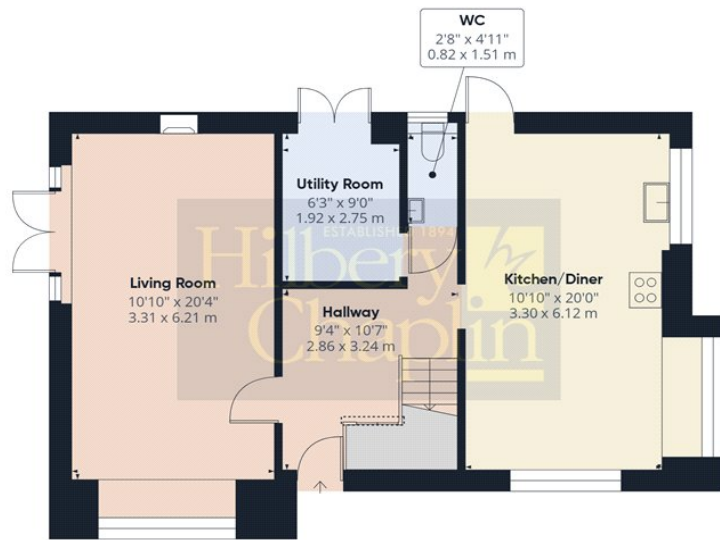
The Dell is in Great Warley, Brentwood a town in the county of Essex.

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.

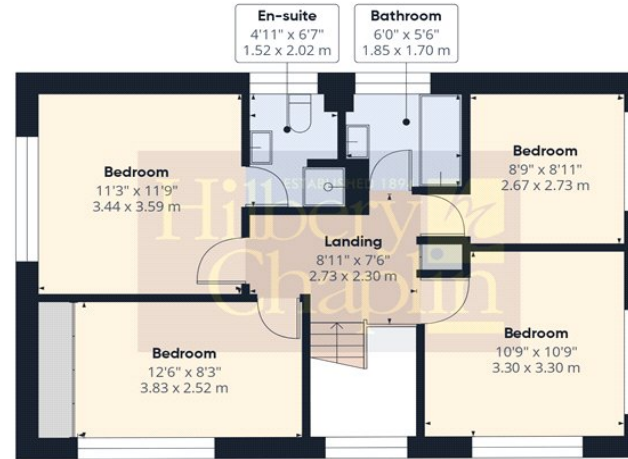
The area proves popular with professionals and families alike due to the wide selection of primary, Infants/Juniors, secondary, and private schools. Warley Primary school, Ursuline prep school, and Woodlands Prep school, to name just a few.

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 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1422 ft²

132.2 m²

Reduced headroom

1 ft²

0.1 m²

(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 only.

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