



87 Brackens Drive, Warley

Brentwood

Guide Price £425,000



## 87 Brackens Drive

Warley, Brentwood

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Two bedroom end of terrace house
- Modern kitchen with integrated appliances
- Contemporary bathroom
- Built-in wardrobes
- Spacious patio area
- Secluded rear garden
- Own garage with power with access through garden
- Shed at rear of garden with power
- Brentwood Station is located just 1.1 miles away
- Access to some excellent local schools (sta)





#### Entrance Hall

#### Kitchen

9' 11" x 6' 1" (3.02m x 1.85m)

#### WC

7' 1" x 4' 5" (2.15m x 1.35m)

#### Living/Dining Room

14' 7" x 12' 2" (4.45m x 3.70m)

#### Bedroom 1

14' 7" x 9' 6" (4.45m x 2.90m)

#### Bedroom 2

9' 5" x 8' 2" (2.88m x 2.50m)

#### Bathroom

6' 5" x 5' 11" (1.95m x 1.80m)

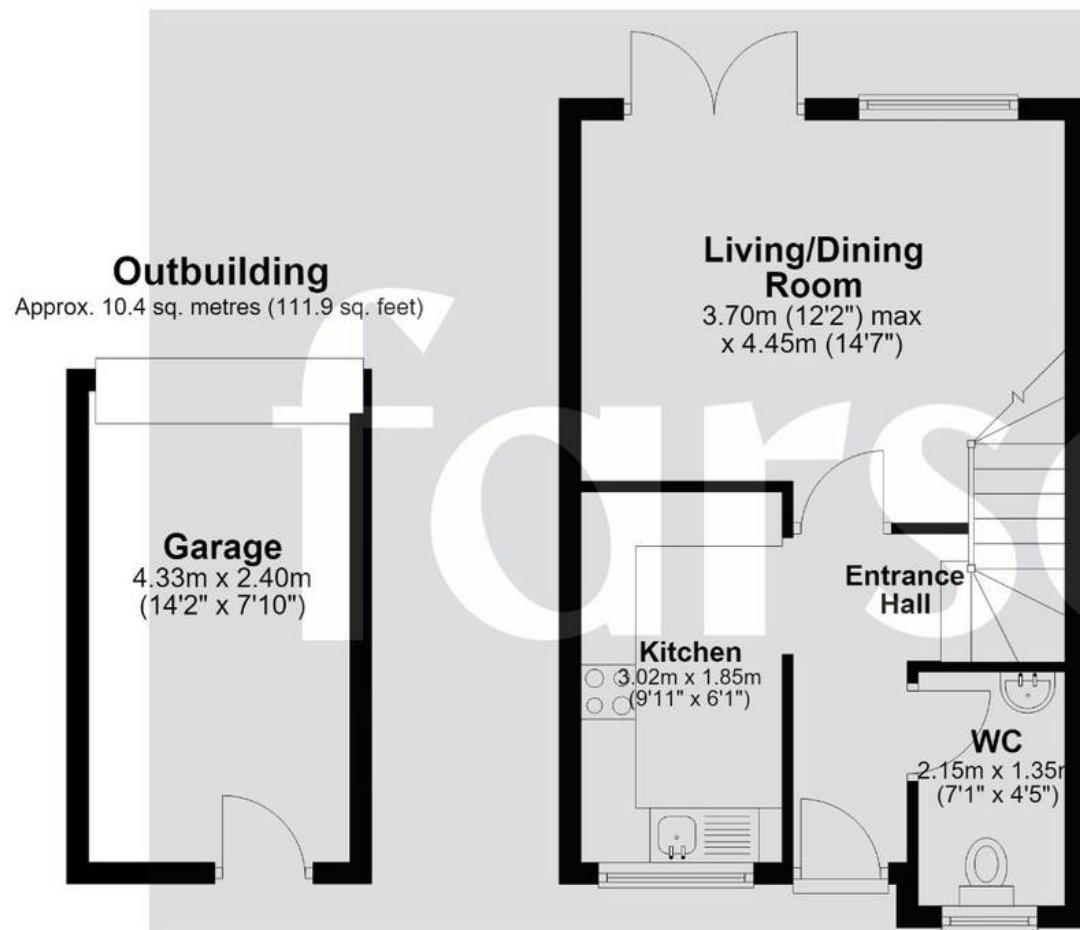
#### Garage

14' 2" x 7' 10" (4.33m x 2.40m)



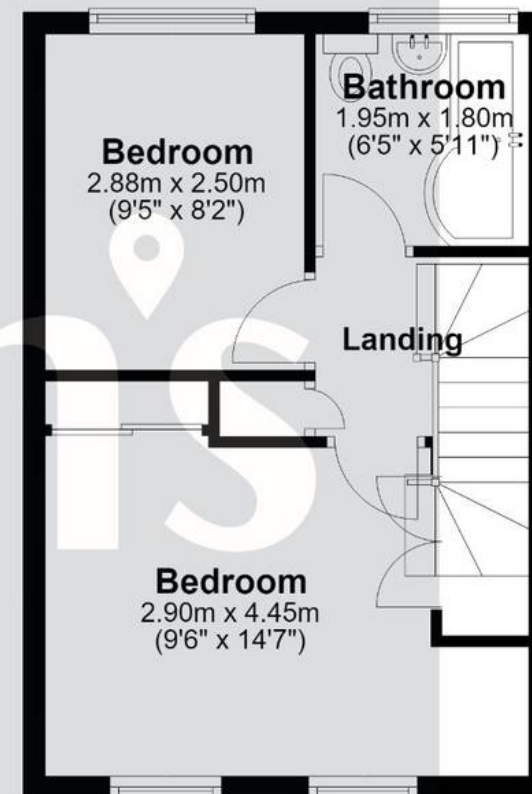
## Ground Floor

Approx. 29.6 sq. metres (318.4 sq. feet)



## First Floor

Approx. 29.6 sq. metres (318.1 sq. feet)



Total area: approx. 69.5 sq. metres (748.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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**Brackens Drive**