


MEACOCK & JONES

3 Bedrooms

House - Detached

Located in Warley

**£740,000**




enquiries@meacockjones.co.uk www.meacockjones.co.uk 01277 218485

# 95 Hartswood Road Warley

## Brentwood | | CM14 5AG




An Exceptional Opportunity in One of Brentwood's Most Sought-After Residential Locations

Occupying a prominent corner position at the junction of Hartswood Road and Eleanor Way, this attractive three-bedroom detached family home offers approximately 1,273 sq. ft. of accommodation, generous gardens, a detached garage and considerable scope for further enlargement. Plans have been approved by the Brentwood Borough Council (25/01148/HHA) to extend the house on both the ground and first floor levels, to provide four bedrooms, a large open plan kitchen/dining/living area, utility room, ground floor study and a luxurious primary bedroom suite to incorporate a dressing room and en-suite shower room.

Situated in one of Brentwood's most desirable residential locations, directly opposite the beautiful woodland surroundings of Hartswood and within easy reach of King George's Playing Fields, the property presents an increasingly rare opportunity to acquire a detached family home with exceptional potential.

The generous corner plot is undoubtedly one of the property's most appealing features. With extensive frontage to Hartswood Road and additional space extending alongside Eleanor Way, there is considerable scope to enlarge and reconfigure the existing accommodation. The plot's prominent position also offers the possibility of creating further off-street parking, subject to any necessary consents.

Already extended to the rear, the house provides surprisingly spacious and versatile accommodation, with three reception rooms, a conservatory and three


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# 95 Hartswood Road

## £740,000 Freehold

- Three Bedroom Detached Family Home
- Approximately 1,273 Sq. Ft. of Accommodation
- Contemporary Fitted Kitchen & Modern Shower Room
- Detached Garage & Private Driveway from Eleanor Way
- Opposite Hartswood Woodland & Close to King George's Playing Fields
- Prominent Corner Plot with Planning Permission To Enlarge Considerably (25/01148/HHA)
- Three Reception Rooms Plus Conservatory
- Rear Garden Measuring 50' Deep x 37' Wide
- Approximately 0.9 Mile to Brentwood Elizabeth Line Station
- Sought-After Brentwood Location







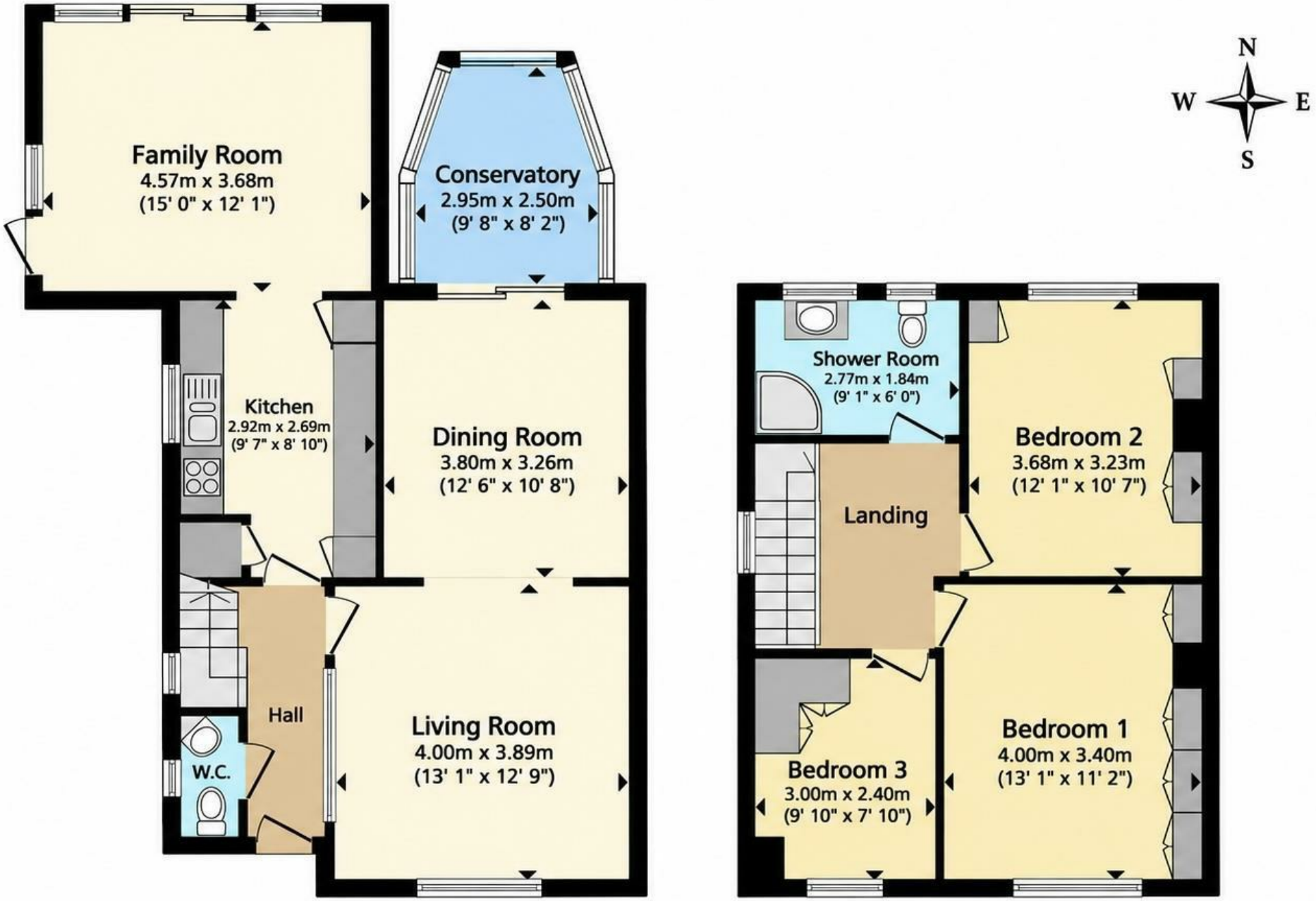
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## Ground Floor

## First Floor

Total floor area 118.2 sq.m. (1,273 sq.ft.) approx

**Ground Floor**

**First Floor**

**Gardens, Garage and Development Potential**

**Location**


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106 Hutton Road

Shenfield

Essex

CM15 8NB

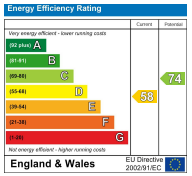
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**Council Tax Band:** G

**Local Authority:** Brentwood Borough Council





Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations or statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of their professional representatives. All measurements, areas and distances given are approximate. We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order. Any fixtures or fittings detailed in these particulars are not necessarily included in the sale price and Meacock & Jones and their staff accept no liability for any errors contained therein.