



Keith  
Ashton

Church Lane, Doddinghurst  
Brentwood



## TINKERS FOLLY CHURCH LANE

Doddinghurst Brentwood, CM15 0NJ

Guide Price £725,000

Set back from the road and sitting on a good-sized plot is this spacious, detached freehold bungalow with excellent potential for further extension (stpp). The property benefits from three, double bedrooms, one of which is located on the ground floor and measures approx. 22'3 x 10'10 with a dressing area and fitted wardrobes to one half of the room, and there are shower rooms to both the ground and the first floor. The remainder of the ground floor is mostly open plan, with bright and versatile accommodation including living room, dining room and spacious kitchen. For families considering schooling options, Tinkers Folly is just a 'stone's throw' from Doddinghurst Village Infant and Primary School, whilst well-regarded Secondary Schools are located in Brentwood and Shenfield both a short drive of around 5 miles. There is a good selection of local shops all within easy reach of the property, with a wider selection of shops, along with mainline train services into London being available in Brentwood and Shenfield Town Centres.

- THREE DOUBLE BEDROOMS
- POTENTIAL FOR EXTENSION (STPP)
- SITTING ON A GOOD-SIZED PLOT
- FREEHOLD, DETACHED BUNGALOW
- VERSATILE GROUND FLOOR LIVING SPACE
- MODERN KITCHEN WITH HIGH-GLOSS UNITS
- REAR GARDEN WITH LARGE PATIO AREA
- EXCELLENT OFF STREET PARKING & DETACHED GARAGE



## Description

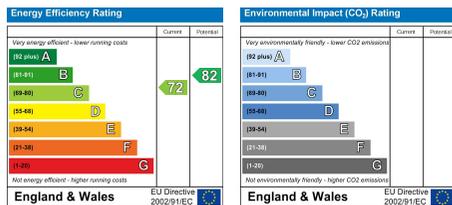
The ground floor Master bedroom has two bay windows to the front giving lots of natural light into this room and is of a good size, measuring 23'3 x 10'10. There are fitted wardrobes to one half of the room and ample space for a small settee or armchair, providing a nice dressing area, and there is a hot & cold air conditioning unit. Back in the hallway there is a ground floor shower room with fully tiled walls, enclosed shower cubicle, close coupled w.c. and wash hand basin set into vanity unit. The kitchen is fitted in a range of grey gloss, wall and base units with integrated oven, microwave, gas hob with extractor above and a water softener. There is space for double fronted fridge/freezer and further space for appliances. French doors give access into the rear garden. The Living room, with stairs rising to the first floor, is a naturally bright room with windows to side aspect. There is laminate flooring and a hot & cold air conditioning unit. This room is open plan to the dining room which has double glazed window to front and French doors to leading out to the garden. To the first floor are two double sized bedrooms and a first-floor shower room. There is bespoke furniture fitted in the second bedroom along with hot & cold air conditioning unit. The shower room has a Skylight window, large walk-in shower, low level w/c, wash hand basin with vanity unit below, heated towel rail and is part tiled.

Externally there is a spacious patio area, pathways, and neat lawn. There are covered seating areas, a wooden gazebo and storage sheds. Side pedestrian access leads through to the front garden with extensive driveway allowing parking for several vehicles. The driveway continues to the side of the property where there is a single detached garage.





TOTAL FLOOR AREA: 1659 sq.ft. (154.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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**SERVICES:**

Local Authority: Brentwood  
Council tax band: F  
Post code: CM15 0NJ

**VIEWING:**

Strictly by prior arrangement with Keith Ashton Estate Agents

**OPENING HOURS:**

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

**MORTGAGE INFORMATION:** We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 375757 or visit our interactive website at [www.mortgagebusiness.net](http://www.mortgagebusiness.net)



We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website [www.keithashton.co.uk](http://www.keithashton.co.uk)