



**Keith  
Ashton**

Moat Close, (Off Church Lane), Doddinghurst  
Brentwood



## HALL BARN HOUSE MOAT CLOSE, (OFF CHURCH LANE) Doddinghurst Brentwood, CM15 0NG

Guide Price £625,000

Situated in a quiet turning off Church Lane, in the heart of Doddinghurst Village is this mock Tudor style family home which has excellent potential for improvement. The property benefits from three double bedrooms, with the master bedroom measuring an impressive 23' in length, a lounge and separate dining room and a spacious kitchen/breakfast room. Local amenities, including the well-regarded Doddinghurst infant and primary schools, Tesco Express, Village Hall and playing fields are all within a very short walk of the property, whilst high street shopping and secondary schools are located in Brentwood, Shenfield and Ongar Town Centres all within a 5-mile drive or bus journey. If required, mainline train services into London are available from both Brentwood and Shenfield. The property is being sold with NO ON-GOING CHAIN.

- THREE DOUBLE BEDROOMS
- LARGE MASTER BEDROOM 23' IN LENGTH
- F/F SHOWER ROOM & G/F CLOAKROOM
- NO ON-GOING CHAIN
- LOUNGE & DINING ROOM
- KITCHEN / BREAKFAST ROOM
- EXCELLENT OFF STREET PARKING & GARAGE
- WALKING DISTANCE OF LOCAL AMENITIES



## Description

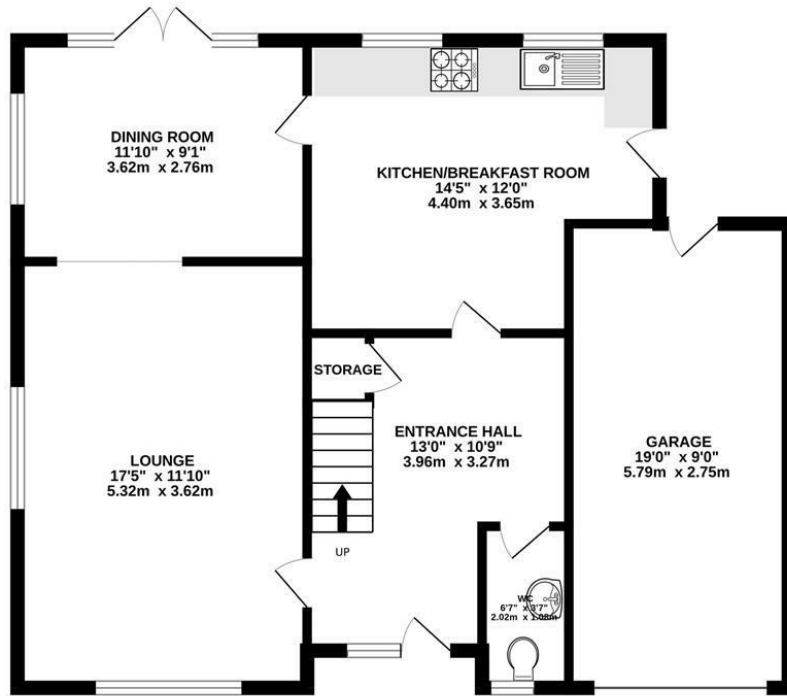
A spacious entrance hall has stairs rising to the first floor with a useful storage cupboard underneath. There are doors into the kitchen/breakfast room, lounge and into the ground floor cloakroom which is fully tiled and fitted in a white suite comprising low flush w.c and vanity wash hand basin. A naturally bright lounge has double aspect windows to the front and side, whilst the rear of the room opens into the dining room where there are French doors giving access into the garden. A spacious kitchen/breakfast room has a good range of cream wall and base units offering plenty of storage, with integrated appliances including double oven and halogen hob with extractor above. There is space for additional freestanding appliances, and further access into the garden from the kitchen.

Rising to the first floor you will find doors to all rooms and a handy storage/airing cupboard. The property has three bedrooms with the master bedroom boasting a measurement of 23' x 11'10". This room has a triple aspect with windows to the front, rear and side and there is ample storage by way of three double, built-in cupboards. The two remaining bedrooms either have built-in storage or space for freestanding furniture. Also to this level is a family shower room with double, walk-in shower, close coupled w.c. and wash hand basin set into a vanity unit.

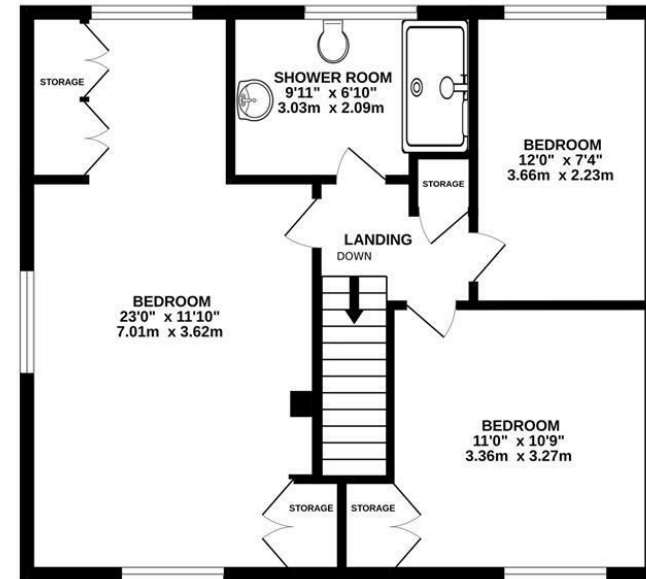
The property sits on a good-sized plot with a tidy rear garden which commences with a block paved patio with brick retaining wall, leading into a neat lawn with flower beds to the borders. There is side pedestrian access through to the front garden where a large driveway provides parking for several vehicles, in addition to an attached garage which also has pedestrian access into the rear garden.



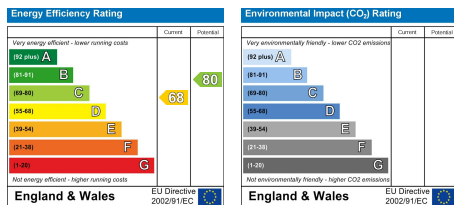
**GROUND FLOOR**  
787 sq.ft. (73.1 sq.m.) approx.



**1ST FLOOR**  
588 sq.ft. (54.6 sq.m.) approx.



**TOTAL FLOOR AREA : 1374 sq.ft. (127.7 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 0NG

**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)

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