



Keith  
Ashton

Roding Drive, Kelvedon Hatch  
Brentwood





## 19 RODING DRIVE

Kelvedon Hatch Brentwood, CM15 0XA

Situated in a pleasant cul de sac is this extended four bedroom detached house which has a very pleasant garden to the rear and an integral garage with access into the house. The property is situated a short walk from local shops, a beautiful park with swings and tennis courts and bus routes giving access to Brentwood Town centre with its mainline crossrail station to London and good local infant and junior schools close by.

- EXTENDED DETACHED HOUSE
- FOUR BEDROOMS
- LOUNGE WITH FRENCH DOORS TO GARDEN
- VAULTED CEILING TO DINING ROOM
- GROUND FLOOR CLOAKROOM
- SPACIOUS MODERN OAK KITCHEN
- INTEGRAL GARAGE
- 40' REAR GARDEN

Guide Price £585,000





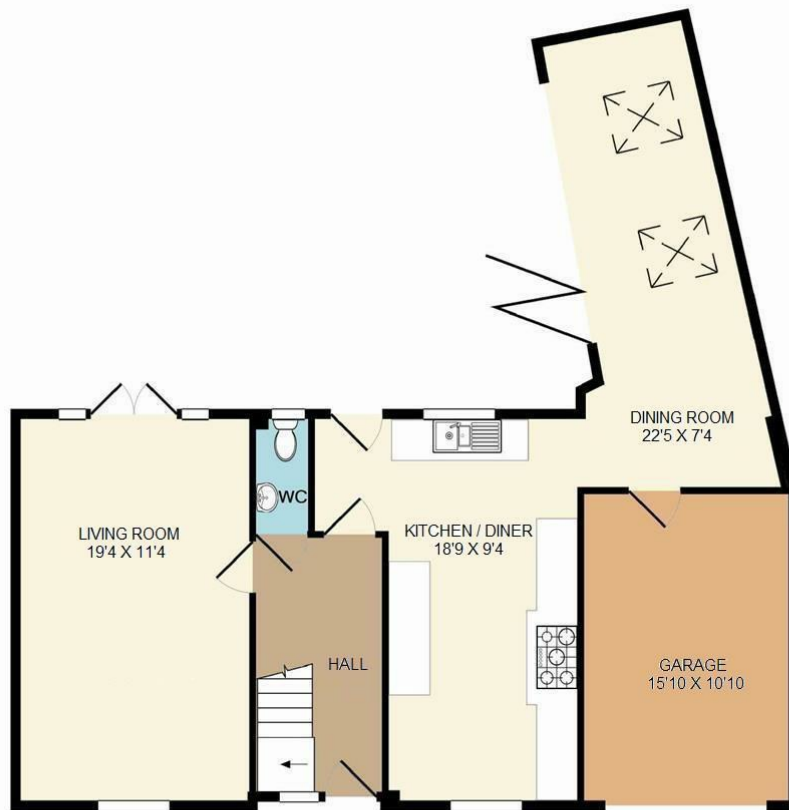
## Description

Wooden front door leads into the entrance hall which has a solid wood floor running through into the kitchen. To the ground floor is a cloakroom with a two piece white suite a lounge with windows to the front and patio doors to rear over looking the garden. Extremely well fitted oak kitchen with built in appliances to include a Range cooker, two fridges and two freezers, built in dishwasher and washing machine and the work surfaces have been replaced with granite which also incorporates upstands. Off the kitchen is a dining room with a vaulted ceiling and bi-fold doors onto the garden and a further door leading into the integral garage which has power and light connected and where the gas boiler provides the central heating and hot water.

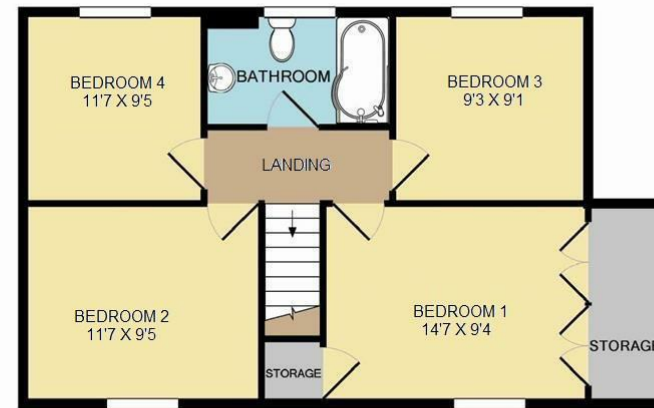
To the first floor are two double bedrooms and two single bedrooms, one of the double bedrooms has built in wardrobes and cupboards. There is also a separate family bathroom with a three piece white suite and separate shower over the bath.

Externally the property has a 40' garden with patio area and neat lawns and side pedestrian access. To the front is a block paved area for parking and access to the integral garage. The property has gas central heating via radiators throughout and double glazed windows and is in good decorative order.





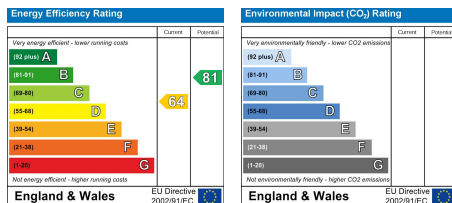
GROUND FLOOR  
APPROX. FLOOR  
AREA 842 SQ.FT.  
(78.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 545 SQ.FT.  
(50.6 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1386 SQ.FT. (128.8 SQ.M.)**

THIS PLAN IS FOR ROOM IDENTIFICATION ONLY, AND ITS ACCURACY IS NOT GUARANTEED. [www.epcsinessex.co.uk](http://www.epcsinessex.co.uk)  
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#### SERVICES:

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

#### 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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