



Keith  
Ashton

Lime Grove, Doddinghurst  
Brentwood



## 35 LIME GROVE

Doddinghurst Brentwood, CM15 0QX

Coming to the market for the first time in over 30 years is this three double bedroom, semi-detached family home situated in the heart of Doddinghurst Village and being within walking distance of local amenities, including village hall, playing fields, Doddinghurst Infant and Primary School and the popular Kervan Kitchen restaurant. Viewers looking for access to Brentwood High Street and Mainline train station with fast trains into London and the recently opened Elizabeth Line, will note that there is a short drive of around 4 miles to these facilities. Further benefitting from a mature and well-maintained garden of good size to the rear, whilst to the front there is a large driveway and an integral garage providing off street parking for several cars. The property does require modernisation, which is reflected in the price, and is being offered with immediate VACANT possession.

- THREE DOUBLE BEDROOMS
- SOUTH FACING GARDEN
- NO ONWARD CHAIN
- IN NEED OF MODERNISATION
- GOOD SIZE ACCOMMODATION
- CLOSE TO LOCAL AMENITIES
- PARKING FOR TWO CARS
- FITTED WARDROBES

Guide Price £475,000



## Description

As you walk in through the front door you are welcomed into the hallway with doors leading to all rooms and stairs rising to the first floor with large storage cupboards under. There is a door giving access to an integral garage which has space for one car and plumbing at the rear for a washing machine and space for a tumble dryer. Off the hallway is a ground floor cloakroom which is fitted with a white two piece suite comprising low flush wc and small wash hand basin. The kitchen which overlooks the front of the property is fitted with white wall and base units with grey worktops. There is space for washing machine, fridge and cooker, along with ample space for a table and chairs. The spacious lounge/diner 20'3 x 13' has sliding patio doors to the rear over looking and leading onto the rear garden. There's a feature fireplace with coal effect electric fire. A feature arched wall with built-in shelving sits to one side of the fireplace.

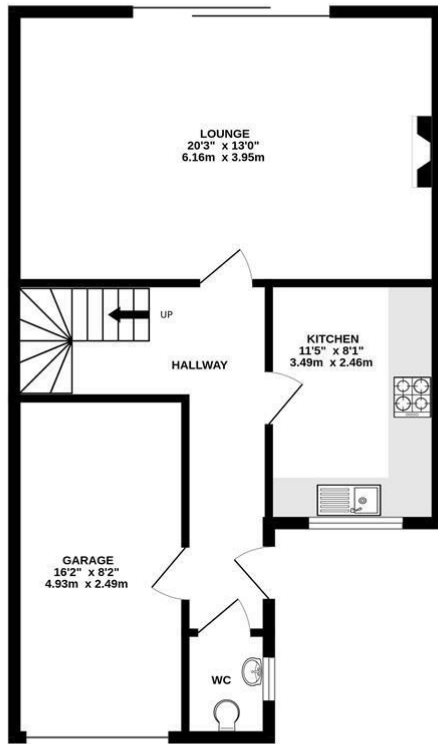
To the first floor level there are three good sized, double bedrooms, two of which having fitted wardrobes. The family bathroom is fitted in a white three piece suite comprising: wc, panelled bath with shower and mixer taps, sink.

Externally there is a sunny mature rear garden being approximately 50' in length with small shed to remain, patio area and mature shrub borders. To the front is parking for two cars on your own driveway, in addition to an integral garage, with the remainder being laid to neat shingle.

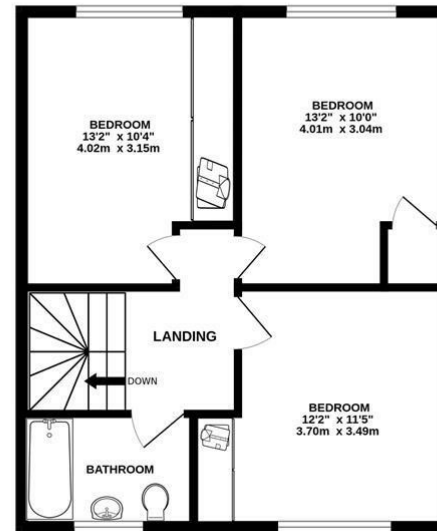
The property does require modernisation which gives the ideal situation for any purchaser to create and put a stamp on their own home.



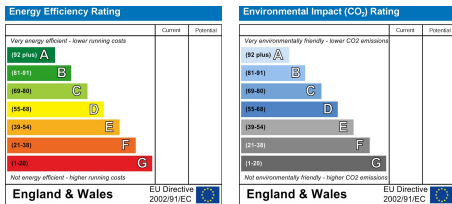
GROUND FLOOR  
615 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR  
500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 1115 sq.ft. (103.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**SERVICES:**

Local Authority: Brentwood  
Council tax band: E  
Post code: CM15 0QX

**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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