



Keith  
Ashton

Moorescroft, Kelvedon Hatch  
Brentwood





## 3 MOORESCROFT

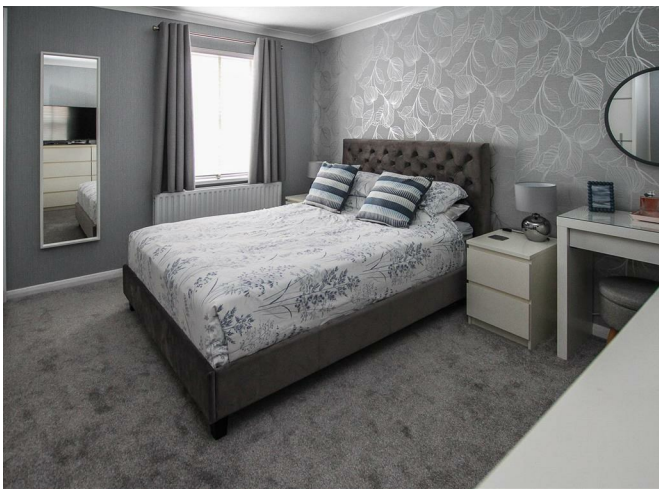
Kelvedon Hatch Brentwood, CM15 0XF

With three double bedrooms and two reception rooms we are delighted to bring to market this spacious detached house with modern and well-maintained décor throughout. Viewers will note that 'Moorecroft' is a pleasant cul-de-sac on the popular Kelvedon Green development, and that the property is within walking distance of local shops, main bus routes into Brentwood Town Centre, attractive green spaces with children's playground and tennis courts, and is also just a short walk to Kelvedon Hatch primary school. Offered for sale with NO ON-GOING chain.

- THREE DOUBLE BEDROOMS
- DETACHED FAMILY HOME
- POPULAR KELVEDON GREEN DEVELOPMENT
- FOUR PIECE FAMILY BATHROOM
- FITTED KITCHEN / DINER
- TWO RECEPTION ROOMS
- GROUND FLOOR CLOAKROOM
- ATTACHED GARAGE

Guide Price £550,000



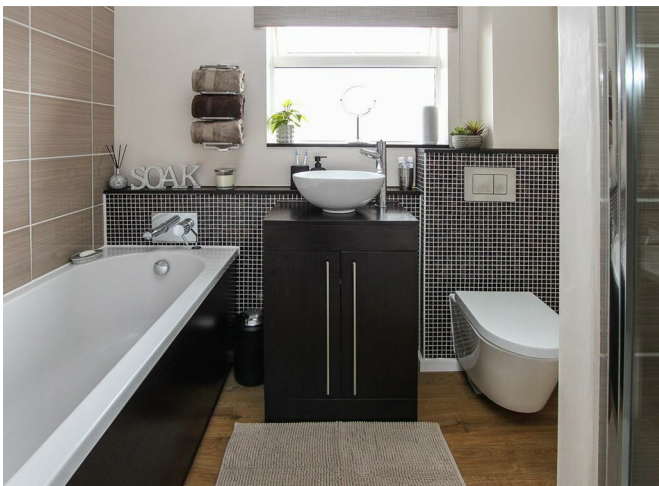
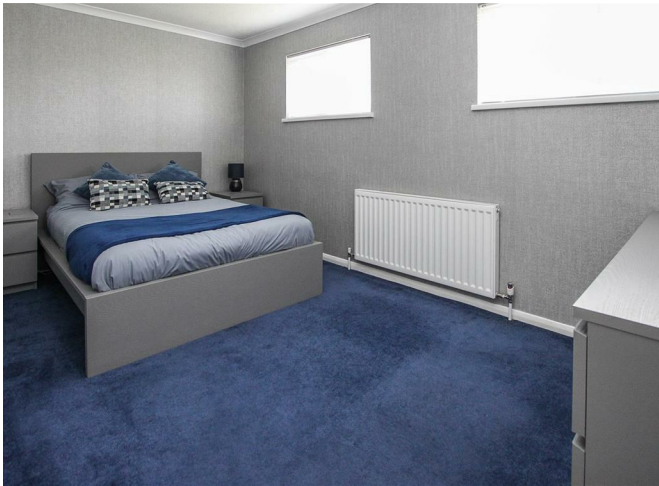


## Description

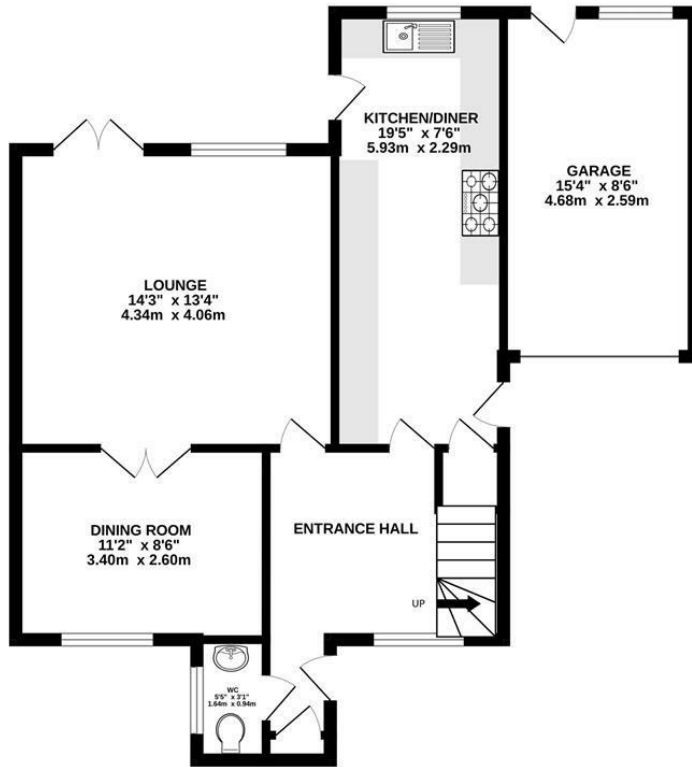
Entering a bright and spacious hallway you will find stairs rising to the first-floor level and access into a ground floor cloakroom. There are further doors into the kitchen / diner and into the lounge. The lounge sits at the rear of the property and has access via French doors immediately onto a paved patio in the rear garden. There are a further set of double doors which give access into the second reception, a bright dining room with a window to the front aspect. Light wood effect wall and base units have been well fitted in a spacious kitchen / diner. Integrated appliances include double ovens and hob with extractor above and there is ample space for further appliances, along with a small table and chairs. A door from the kitchen gives further access into the rear garden.

Rising to the first floor you will find three double bedrooms with the main bedroom having fitted wardrobes. Also to this level is a four-piece family bathroom, which has been fitted with a panelled bath, separate shower cubicle, close coupled w.c. and a modern, circular wash hand basin set on top of a vanity unit.

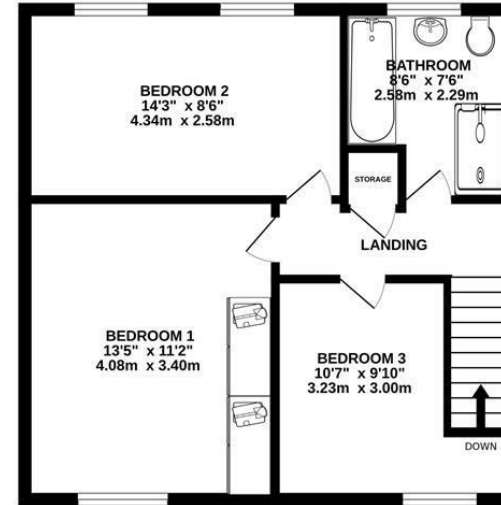
Externally, there is a neat garden with lawn and paved patio areas to the bottom of the garden and to the immediate rear of the house. Parking is provided by way of an attached garage with additional parking in front of the garden. The garage has a pedestrian door to the rear which gives access into the garden.



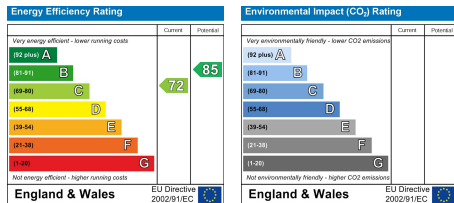
GROUND FLOOR  
684 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 1160 sq.ft. (107.7 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 0XF

**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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