



Keith  
Ashton

Lyndale, Kelvedon Hatch  
Brentwood





## 2 LYNDAL

Kelvedon Hatch Brentwood, CM15 0BQ

Guide Price £650,000

Situated in a quiet cul-de-sac in the popular village of Kelvedon Hatch is this immaculate and beautifully styled four / five bedroom detached house which benefits from almost 1400 sq.ft of living space and a ground floor layout that could accommodate an annex type set up away from the main living space, perfect for families with an older child or visiting guests. This beautiful home is conveniently situated, being within walking distance of local amenities including Kelvedon Hatch village school, post office, convenience store and welcoming village pub. The property is also close to main bus routes into Brentwood and Shenfield Town Centres where there is high street shopping and mainline train services into London.

SPACIOUS DETACHED FAMILY HOME  
PLAYROOM / GROUND FLOOR  
BEDROOM FIVE

FOUR / FIVE BEDROOMS  
UTILITY ROOM

1351 SQ.FT OF ACCOMMODATION  
POPULAR VILLAGE LOCATION

LOUNGE & SEPARATE DINING ROOM  
REAR GARDEN + FRONT COURTYARD  
GARDEN







# Description

On entering '2 Lyndale' you immediately notice the stylish décor bringing a bright and airy feeling to this lovely family home, with half height, wooden panelled walls, modern grey, wood effect laminate flooring and carpeted stairs rising to the first-floor level. From the hallway you have access into the dining room, living room, kitchen and into a modern ground floor cloakroom with w.c. and wash hand basin with storage below. The property has two main reception rooms, a dining room which has a set of French doors to the front which open onto a private, courtyard garden. The second reception is a large and bright living room which in turn opens to the conservatory. There is a media wall in the lounge to accommodate a large, wide screen tv and there is a contemporary electric fireplace which sits below. With windows to all aspects and a clear glass roof the conservatory gives direct access into the garden and onto a raised decking area which wraps around the rear of the property. A beautifully designed kitchen has been fitted with a good range of white 'Shaker' style wall and base units, providing excellent storage options, with contrasting work surfaces over, and there is also a breakfast bar with seating for two to one end of the kitchen. Integrated appliances include, double 'eye level' oven, four-ring induction hob with extractor above and a slimline dishwasher. Accessed via an internal lobby which has direct access through to the rear and front gardens, you will find additional space for appliances in a good-sized utility room where there is space and plumbing for a washing machine, tumble dryer and large double fronted fridge/freezer, plus work surface and wall mounted units. From the utility there is access into a large playroom which could be utilised as a ground floor (fifth) bedroom. This room has French doors which give access into the rear garden. This section of the house has excellent potential for an annex type set up with own access and could suit an older child, or staying relatives/guests. Herringbone effect Amtico flooring is laid in the kitchen, inner lobby and the utility room.

Rising to the first floor you will find four well-proportioned bedrooms. There is ample space for freestanding or fitted furniture and bedroom three also has a built-in storage cupboard over the stairwell. The modern family bathroom includes a panelled bath with 'rainfall' overhead shower, close coupled w.c. and a wash hand basin set into a modern vanity unit.

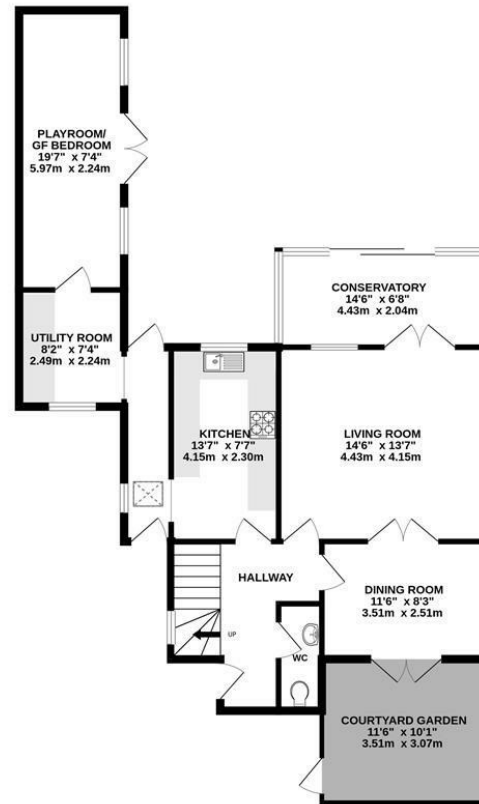
An easy to maintain and well-kept garden has artificial lawn edged with raised beds planted with neatly clipped hedging. Raised decking wraps around the rear of the property and provides a lovely spot to sit and relax and enjoy the garden bathed in sunlight. The garden also has double gates which can be accessed from Stocksfield. To the front of the property a tidy block paved driveway provides off street parking for two vehicles and there is a further gate to the side which gives access into the additional and private courtyard garden.



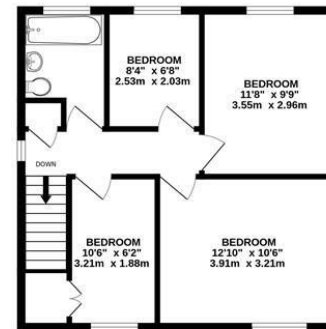




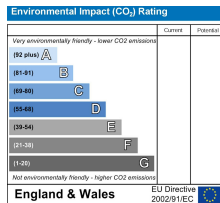
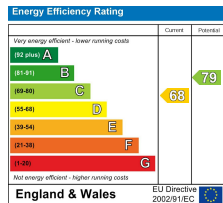
GROUND FLOOR  
855 sq.ft. (79.4 sq.m.) approx.



1ST FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA: 1351 sq.ft. (125.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024



SERVICES:  
Local Authority: Brentwood  
Council tax band: E  
Post Code: CM15 0BQ

VIEWING:  
Strictly by prior arrangement with Keith Ashton Estate Agents

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)



Brentwood  
Tel. 01277 260858

Village Office  
Tel. 01277 375757

Lettings Office  
Tel: 01277 202200

Explore more @ [www.keithashton.co.uk](http://www.keithashton.co.uk)

