





44 BLACKMORE ROAD

Kelvedon Hatch Brentwood, CM15 0AT

Having been extended to the side and the rear, this well-maintained semi-detached family home now provides around 1718 sq. ft of living space which includes four double bedrooms, with en-suite and walk-in wardrobe to the master, two generously sized reception rooms and a modern kitchen / diner with French doors opening onto the private rear garden. Viewers will note that the property is conveniently located within walking distance to all local amenities, including Kelvedon Hatch Primary School, village stores, local bus routes into Brentwood and Ongar Town centres and welcoming country pub.

Guide Price £600,000

FOUR DOUBLE BEDROOMS
MAIN FAMILY BATHROOM & G/F SHOWER ROOM

EXTENDED SEMI-DETACHED HOUSE
TWO SPACIOUS RECEPTION ROOMS

POPULAR VILLAGE LOCATION
EXTENDED KITCHEN / DINER

EN-SUITE & WALK-IN WARDROBE TO MASTER
AMPLE PARKING



Description

A spacious and bright hallway has a central staircase which rises to the first-floor level. There are doors from the hallway into both receptions, the kitchen/diner and into a ground floor shower room. The property has been extended to the side to create a main living room, this is a large, bright room with bi-folding doors which open onto the rear garden and a large window to the front aspect. A second sitting room, also of good size has a window to the front aspect. Forming part of the extension to the rear is a modern kitchen / diner. White wall and base units with contrasting wooden work surfaces over provide excellent storage space with integrated appliances including double ovens, gas hob with extractor above and fridge/freezer. There is further space for free standing appliances in a separate utility, off the kitchen. Here you will find additional storage with matching wall and base units, with inset sink unit and further access into the rear garden.

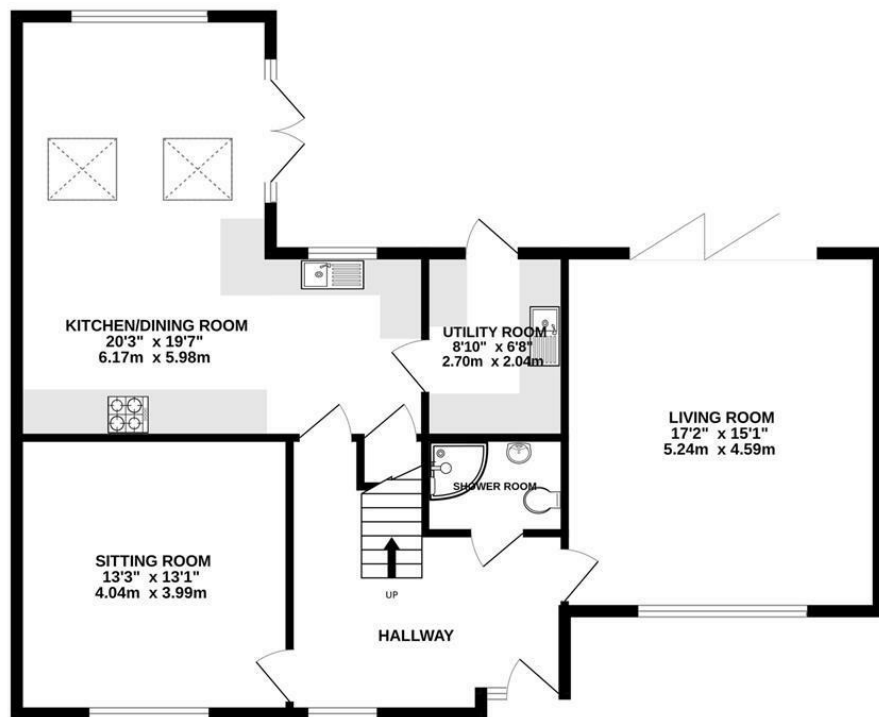
The first-floor landing has doors to all rooms and a useful storage / airing cupboard. The master bedroom has a double aspect with windows to the front and the rear and further benefits from having the use of a large en-suite shower room and a separate, walk-in wardrobe also of good size. There are three further double bedrooms and a main family bathroom also to this level.

Externally, the rear garden provides a lovely space for relaxing with a spacious paved patio leading into neat lawns and a raised decking area to one side. There is a timber framed shed to remain and side pedestrian access. At the front of the property a good-sized block paved driveway provides parking for several vehicles.

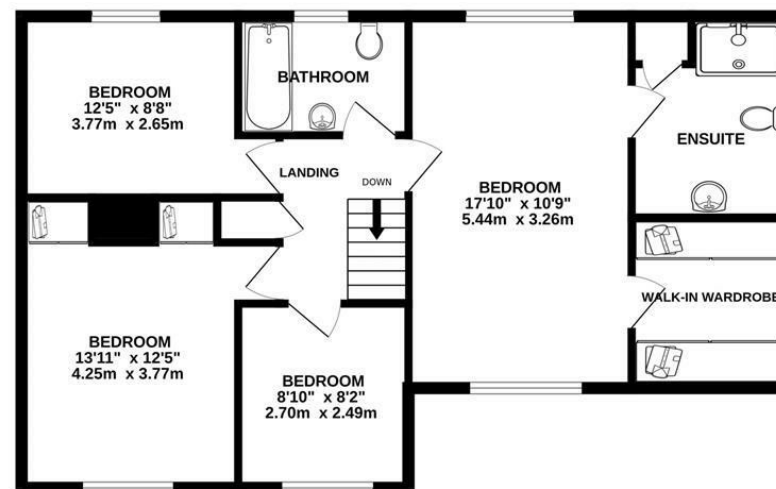




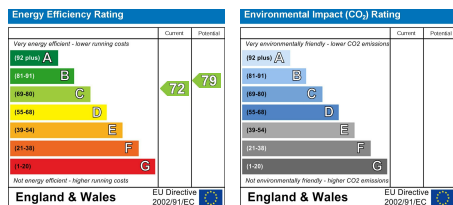
GROUND FLOOR
976 sq.ft. (90.6 sq.m.) approx.



1ST FLOOR
742 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA : 1718 sq.ft. (159.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:
Local Authority: Brentwood
Council tax band: D
Post Code: CM15 0AT

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

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



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