



Keith
Ashton

Wyatts Green Lane, Wyatts Green
Brentwood



38 WYATTS GREEN LANE

Wyatts Green Brentwood, CM15 0PX

We are delighted to bring to market this semi-detached family home which located in a quiet turning in Wyatts Green and within a short walk of 'Ted Marriage Playing Field' a lovely outdoor space on your doorstep. The property benefits from three good-sized, well-proportioned bedrooms and has an open plan feel to the ground floor with a large lounge open to a spacious kitchen / diner. There is excellent potential for extension by way of extending into the loft space and by conversion of the garage, subject to the usual planning consents and there is also the potential for purchasing the land to the side of the property, which has previously been offered for sale by Brentwood Council to the current Vendor. Viewers will note that Wyatts Green is situated close to Doddinghurst Village, where you will find a good selection of local shops, village church and schools, both infant and primary. Applicants looking for High Street shopping and mainline train services will find that Brentwood and Shenfield Town centres are just short drive away. NO ONWARD CHAIN

Offers In Excess Of £490,000

- SEMI-DETACHED FAMILY HOME
- THREE GOOD-SIZED BEDROOMS
- EXCELLENT POTENTIAL FOR EXTENSION (STPP)
- OPEN PLAN GROUND FLOOR LAYOUT
- NO ONWARD CHAIN
- 23'8 KITCHEN / DINER
- EXCELLENT PARKING TO FRONT
- ATTACHED GARAGE



Description

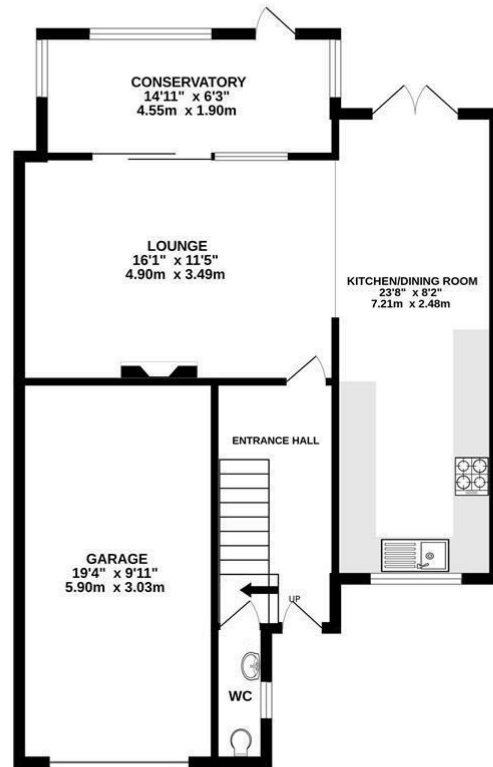
A bright entrance hall has stairs rising to the first floor and doors which open into the lounge and into a ground floor cloakroom which has fully tiled walls and is fitted with a wall mounted wash hand basin and w.c. The ground floor layout has an open plan feel with a spacious lounge open to a well-fitted kitchen / diner. Modern 'Shaker' style wall and base units with contrasting wooden work surfaces over have been fitted in the kitchen area, and there is an integrated oven, hob with extractor above and fridge/freezer. There is plenty of space remaining for additional free-standing appliances. Double doors to one end of the kitchen give access into the rear garden. Moving back into the lounge there are sliding patio doors which open into a brick-built conservatory with windows to all aspects and further access into the garden.

Rising to the first floor a spacious L-shaped landing offers doors to all rooms and there is a useful built-in cupboard providing great storage options. All three bedrooms are of a good-sized and proportion and all have built-in storage. The spacious landing gives excellent potential and space for anyone wishing to consider a loft conversion. Finishing the accommodation on this level is a fully tiled family shower room with corner shower cubicle and a wash hand basin and w.c. set into a modern vanity unit.

To the rear of the property there is an easy to maintain garden with a paved pathway which leads to a rear pedestrian gate. Either side of the pathway there are sections of lawn and there is a paved patio area to the immediate rear of the house. As previously mentioned, there is the potential for purchasing the land to the side of the property from Brentwood Council, which has previously been offered for sale to the current Vendors.



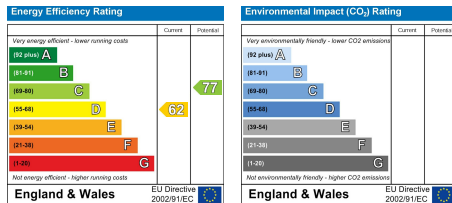
GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.



1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 1275 sq.ft. (118.4 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 0PX

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



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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Explore more @ www.keithashton.co.uk

