



Keith
Ashton

Park Meadow, Doddinghurst
Brentwood



17 PARK MEADOW

Doddinghurst Brentwood, CM15 0TT

Offers In Excess Of £800,000

In a cul-de-sac setting overlooking a pleasant greensward and backing onto open fields is this extended and wonderfully spacious four bedroom detached house which has been well-maintained, and benefits from having new double-glazing throughout, new internal doors and street door, new cladding and guttering, new boiler, new carpets AND NO ONWARD CHAIN!! The property is positioned on the outskirts of Doddinghurst Village but is still within easy reach of all local amenities, including being a short drive to Brentwood and Shenfield Town centres where you will find high street shopping and mainline train services into London. Properties on this side of Park Meadow rarely come to the market and early booking is recommended to avoid disappointment.

FOUR BEDROOMS
NEW CLADDING & GUTTERING

BACKING ON TO FARMLAND
WELL-FITTED KITCHEN

NEW DOUBLE-GLAZING THROUGHOUT
UTILITY ROOM

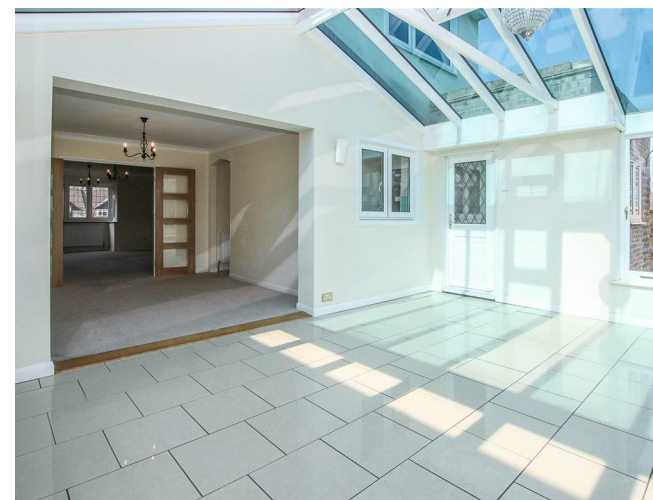
NEWLY FITTED CARPETS
INTEGRAL DOUBLE LENGTH GARAGE



Entering the property, you find yourself in the entrance lobby where you have access into the ground floor cloakroom. There is a further door which opens into the hallway where there are stairs rising to the first floor, doors into the living room and kitchen and a further door to a large storage cupboard under the stairs. The lounge is a spacious room with large box bay window to the front aspect, with views over the greensward to the front, whilst to the rear of the room there are French door which open into the dining room. The dining room is open plan to a stunning orangery, fitted by 'Trustwood Joinery' in Hutton. The Orangery enjoys beautiful views of the garden and fields beyond. Also off the dining room is a beautifully fitted kitchen with an excellent range of cream wall and base units with glass display cabinets and contrasting wooden work surfaces over, there is ample storage provided and integrated appliances include a gas hob with extractor above and electric oven below. There is further space for storage and appliances in a separate utility room which has wall and base units to match those of the kitchen, sink unit and drainer and a large cupboard which houses a new boiler. From the kitchen you have access into the integral garage.

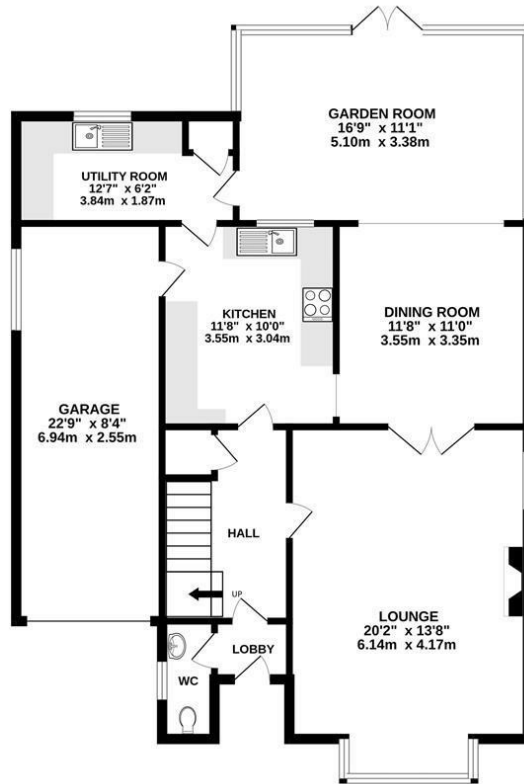
Rising to the first floor you will find a spacious landing with access into the loft space, airing/storage cupboard and doors to all rooms. The property has four double bedrooms, two bedrooms to the front elevation have views over the greensward, whilst the remaining two bedrooms have beautiful views over farmland to the rear. Finishing the accommodation on this level is a large family bathroom which comprises of a panelled bath with shower over, wash hand basin set into a vanity unit and a close coupled w.c.

To the rear you will find a lovely garden which measures approximately 50' in length. Steps lead up to the lawn with borders that are planted with mature shrubs and there is a patio area and an arbour where you can sit and enjoy the lovely views the garden and fields beyond have to offer. There is pedestrian access to both sides of the property. To the front of the property an impregnated concrete driveway allows for parking for two vehicles with the remainder being laid to lawn which could potentially provide parking for up to four more cars if required.

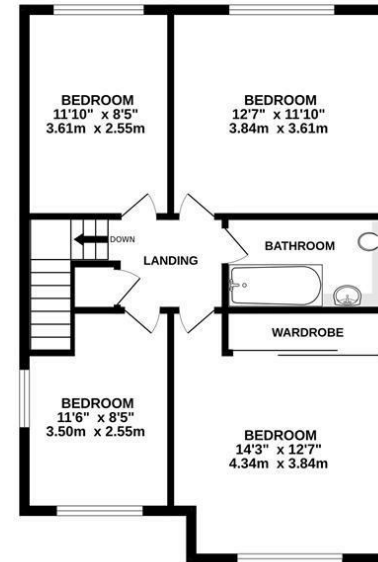




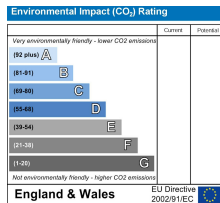
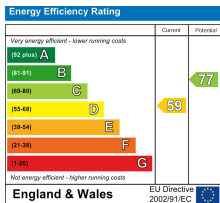
GROUND FLOOR
1070 sq.ft. (99.4 sq.m.) approx.



1ST FLOOR
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA: 1702 sq.ft. (158.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix 62025



SERVICES:
Local Authority: Brentwood
Council tax band: F
Post Code: CM15 0TT

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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