



Keith  
Ashton

School Road, Kelvedon Hatch  
Brentwood



## LUTHERS CORNER SCHOOL ROAD

Kelvedon Hatch Brentwood, CM15 0DH

Coming to the market for just the second time since being built and sitting on a good-sized corner plot is this spacious, link detached family home, which is within walking distance of local amenities, including Kelvedon Hatch Primary School and offers excellent potential for extension to the side (stpp). The property has four good-sized and well-proportioned bedrooms and benefits from both a first-floor bathroom and a ground floor shower room. The rear of the property has been opened up to accommodate an open-plan living room and dining room and there is also a separate sitting room to the front of the property. A tidy garden wraps around the rear and the side of the property providing the potential for extension, and there is a garage which is accessible from Luthers Close which provides parking, plus additional parking in front of the garage.

- FOUR GOOD-SIZED BEDROOMS
- FIRST FLOOR BATHROOM
- GROUND FLOOR SHOWER ROOM
- OPEN PLAN LIVING / DINING ROOM
- SEPARATE SITTING ROOM
- WELL-FITTED KITCHEN
- GARAGE WITH ADDITIONAL PARKING
- EXCELLENT POTENTIAL FOR EXTENSION (STPP)

Guide Price £600,000



## Description

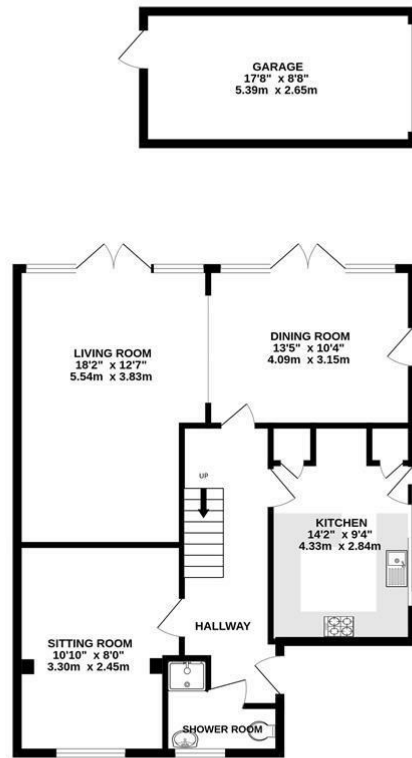
Entering the spacious hallway, you have stairs rising to the first floor with a useful storage cupboard under. There are doors into the sitting room, kitchen and a door into the two receptions at the rear of the property. The sitting room is a good size and overlooks the front of the property, whilst to the rear you will find a bright and spacious living room which is open plan to a separate dining room. There are French doors from both the living room and the dining room which open onto the garden, plus a further door into the garden to the side. The kitchen has been fitted with a range of wood effect wall and base units with granite work surface over which provide ample storage, in addition to two built-in storage cupboards. There is ample space for free standing appliances, and an extractor hood above the cooker space. A peninsular breakfast bar has seating for two.

Rising to the first floor you will find four good-sized bedrooms; with three of the bedrooms having either built-in and/or fitted storage options. The family bathroom is also of a good-size and comprises of a jacuzzi bath with shower over, and a wash hand basin and w.c. set into a fitted unit. The landing space has a built-in airing/storage cupboard and access into the loft space.

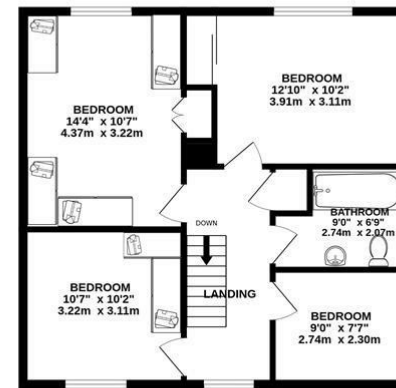
As previously mentioned, the property sits on a large corner plot with gardens to the rear and to the side, with the garden space to the side of the property offering excellent potential for extension (stpp). Accessible from Luthers Close is a single garage with pedestrian door back into the garden and there is additional parking in front of the garage. The front garden is laid to neat lawn.



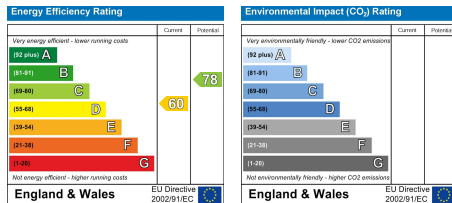
GROUND FLOOR  
916 sq.ft. (85.1 sq.m.) approx.



1ST FLOOR  
621 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 1537 sq.ft. (142.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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### SERVICES:

Local Authority: Brentwood  
Council tax band: F  
Post code: CM15 0DH

### 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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