



Keith
Ashton

Matchingfield, Kelvedon Hatch
Brentwood



15 MATCHINGFIELD

Kelvedon Hatch Brentwood, CM150XB

Offers In Excess Of £550,000

Offering bright and spacious accommodation throughout is this modern, three/four bedroom, semi-detached house in a popular village location. The property has previously had a double storey extension to the rear but there is excellent potential to further extend to the rear, having plans previously passed (although now lapsed) for a single storey extension. Viewers will also note that the large front bedroom was originally two rooms; there are currently two doors into this room and two separate windows to the front and with the erection of a stud partitioning wall it could easily be transformed back to two rooms, creating a fourth bedroom. Within walking distance of all local amenities, including Kelvedon Hatch primary school and just a short drive into Brentwood & Shenfield Town Centres where you have High Street shopping, mainline train services into London and a good selection of secondary schools this property is the ideal purchase for any family.

THREE DOUBLE BEDROOMS
EN-SUITE, MAIN FAMILY BATHROOM &
CLOAKROOM

EXTENDED SEMI-DETACHED HOUSE
SPACIOUS KITCHEN / DINER & LAUNDRY
ROOM

POTENTIAL FOR FUTHER EXTENSION
SEPARATE LOUNGE

POTENTIAL FOR FOURTH BEDROOM
GARAGE & FURTHER PARKING SPACE



Description

Entering the property, you find yourself in a bright hallway with Amtico flooring that extends through into the kitchen/diner, cloakroom and laundry room. There are stairs which rise to the first-floor level and a further door which gives access into the lounge. The ground floor cloakroom has been fitted with a space saver wash hand basin and w.c. Sitting at the front of the property is a bright lounge with feature fireplace with stone hearth and surround as a pleasant focal point in this room. As previously mentioned, the property has been extended over both levels to the rear to create a large kitchen/diner and a change of layout to the first floor, creating more space. The kitchen / diner is a lovely room and perfect for family or friends to gather when entertaining, with access into the garden via a set of bi-folding doors and a further door in the kitchen area. Stylish 'Shaker' style wall and base units with granite work surfaces and upstands have been fitted and there is ample space for appliances, including inset space for a Range style cooker with extractor above and inset space for a double fronted fridge/freezer. Further wall and base units, including shelving has been fitted in the spacious laundry room off the kitchen.

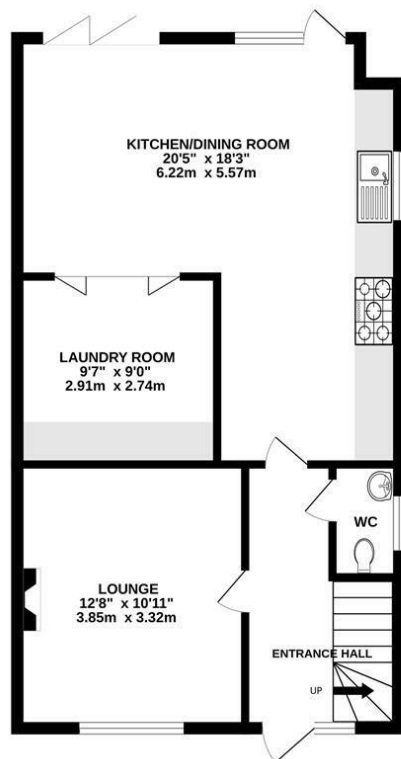
Rising to the first floor there are doors to all rooms. Currently the property has three DOUBLE bedrooms, but there is potential to split the front bedroom and transform it back into two rooms as originally designed (windows and doors remain in situ. for both original rooms). The master bedroom which sits at the rear of the property benefits from having access into its own fully tiled en-suite shower room. Finishing accommodation on this level is a fully tiled family bathroom, with panelled bath with hand-held shower attachment, separate shower cubicle, wash hand basin and w.c.

Externally, you have a tidy rear garden with composite decking to the immediate rear of the property, with the remainder being laid to lawn. There is pedestrian access to the side which gives access to your own garage (in block) and where there is also additional off-street parking.

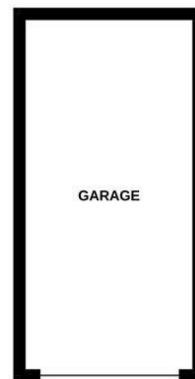
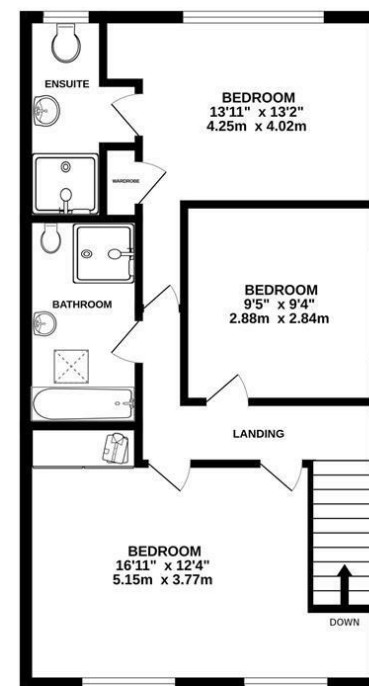




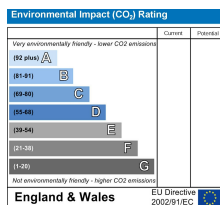
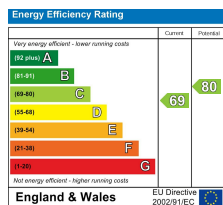
GROUND FLOOR
745 sq.ft. (69.2 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1284 sq.ft. (119.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:
Local Authority: Brentwood
Council tax band: E
Post Code: CM150XB

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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