



**Keith
Ashton**

Luthers Close, Kelvedon Hatch
Brentwood



18 LUTHERS CLOSE

Kelvedon Hatch Brentwood, CM15 0DJ

Situated in a pleasant cul-de-sac in the village of Kelvedon Hatch and being just a short walk to the primary school, and a range of local amenities is this three/four-bedroom, link-detached house which offers spacious accommodation of over 1400 sq.ft. The property has been extended to the rear to allow for a good-sized garden room and to the side to create a large ground floor bedroom / study. A block paved driveway to the front allows parking for two vehicles and there is also an integral garage. Viewers will note that Kelvedon Hatch Village is just a short drive of around 5 miles to Brentwood Town Centre and Mainline Train Station.

- FOUR BEDROOMS
- LINK-DETACHED FAMILY HOME
- SPACIOUS LOUNGE
- GARDEN ROOM WITH BI-FOLDS ONTO GARDEN
- BEDROOM FOUR/STUDY
- GROUND FLOOR CLOAKROOM
- FITTED KITCHEN WITH APPLIANCES
- INTEGRAL GARAGE

Guide Price £525,000



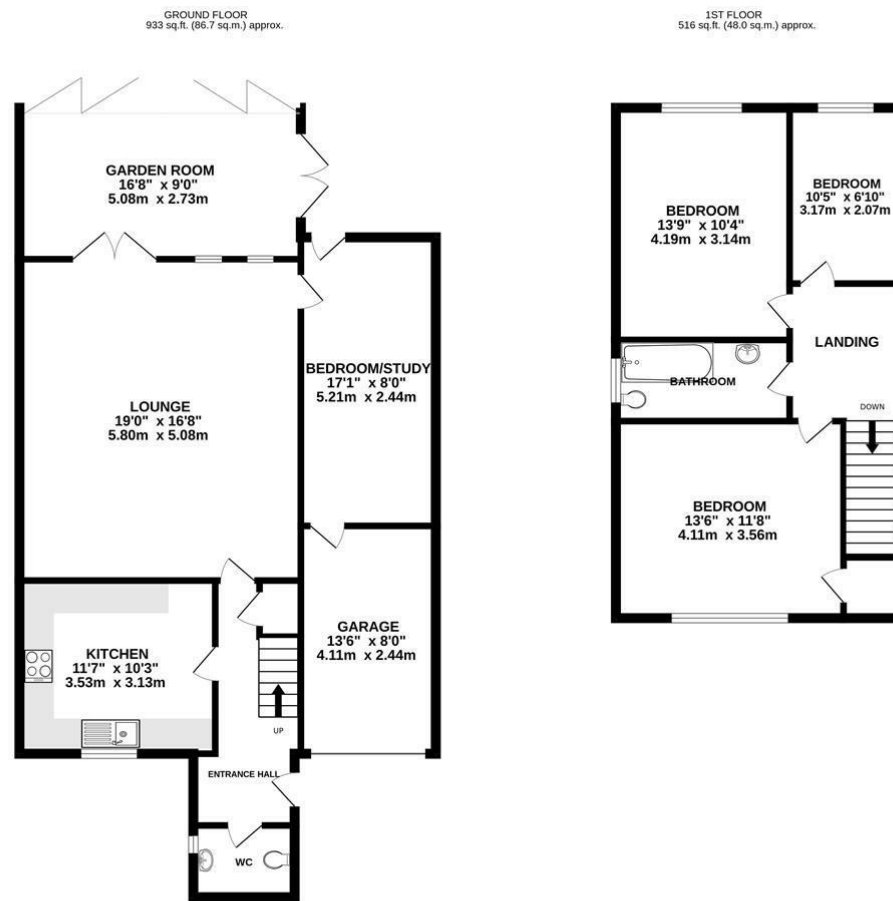
Description

Entering the hallway, you have stairs rising to the first floor with useful storage cupboard under and there are doors into the lounge, kitchen and into a modern ground floor cloakroom. The kitchen which sits at the front of the property is fitted in a range of cream 'Shaker' style wall and base unit with wooden work surface over. There is ample space for appliances including a Range style cooker with extractor above. A spacious lounge with feature fireplace offers access into a ground floor bedroom/study and into the garden room which forms the extension to the rear. The garden room is a lovely space with access into the garden via bi-folding door to the rear and French doors to the side. The property has also been extended to the side, behind the garage to form a ground floor bedroom / study; this room has access into the garden and into the garage.

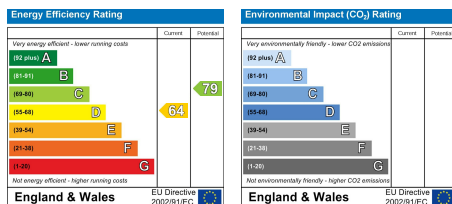
Rising to the first floor you have three bedrooms, two doubles and a single. You also have the main family bathroom which includes a modern, panelled bath with shower over, wash hand basin set into a vanity unit and a close coupled w.c.

To the rear of the property, you have an easy to maintain garden which commences with a paved patio leading into the lawn, and to the front of the property there is parking for two vehicles on a block paved driveway which also gives access to the integral garage.





TOTAL FLOOR AREA: 1449 sq.ft. (134.6 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: CM15 0DJ

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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