



Keith
Ashton

School Road, Kelvedon Hatch
Brentwood



LOBELIA SCHOOL ROAD

Kelvedon Hatch Brentwood, CM15 0DH

Offers In Excess Of £625,000

We are delighted to bring to market this exquisitely styled, four-bedroom semi-detached family home which has been extended into the loft space to create a large master bedroom suite with en-suite bathroom and dressing room and to the side to create a further reception. Offering over 1900 sq.ft of accommodation, this lovely home features a fabulous open plan kitchen/lounge/diner, plus sitting room/gym, garden room, utility room and a ground floor cloakroom. An easy to maintain garden with outbuilding sits at the back of the property whilst to the front a modern, resin driveway provides parking for two vehicles. Conveniently situated within walking distance of Kelvedon Hatch Primary School, local shops, pubs and is also just a short drive of around 5 miles to Brentwood and Shenfield Town Centres where you have a good selection of larger shops and the mainline train stations with fast trains into London.

EXTENDED SEMI-DETACHED FAMILY HOME
SITTING ROOM / GYM

FOUR GOOD-SIZED BEDROOMS
UTILITY ROOM & STUDY AREA

EN-SUITE BATHROOM & DRESSING ROOM
GROUND FLOOR CLOAKROOM

OPEN PLAN KITCHEN / LOUNGE / DINER
EASY TO MAINTAIN REAR GARDEN WITH
OUTBUILDING



Description

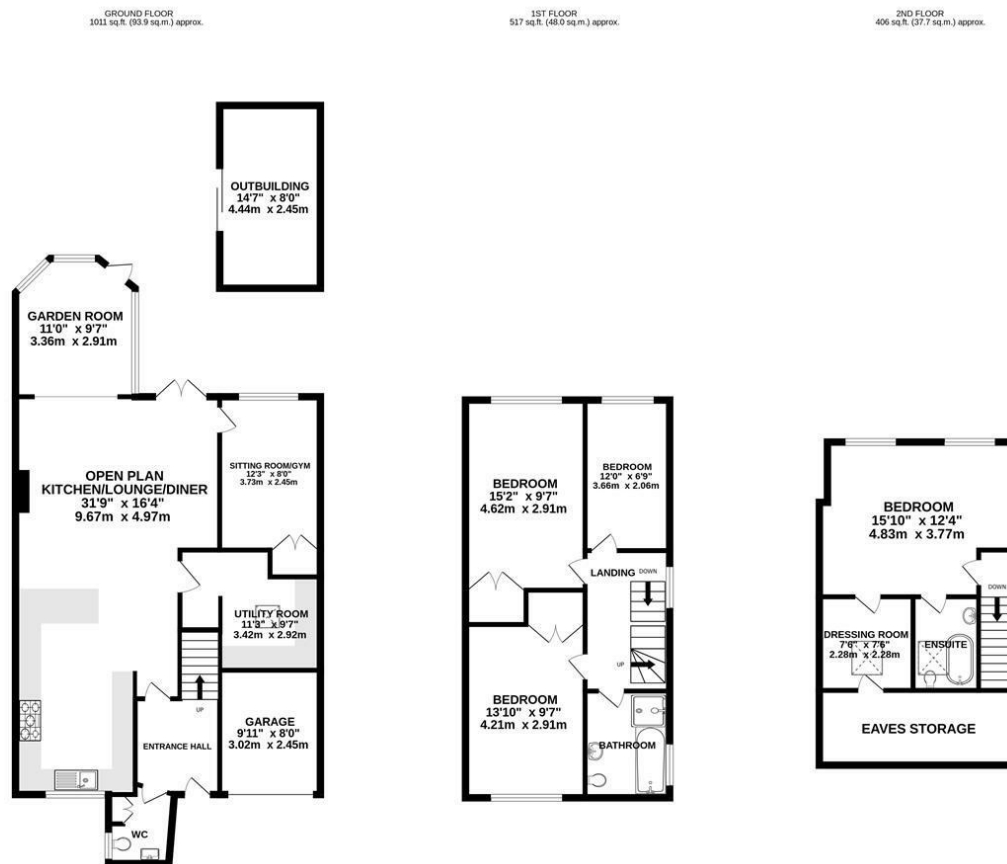
Entering the property via a covered porch, you find yourself in spacious hallway with half-height panelling to the walls, stairs rising to the first floor and doors into the open plan kitchen / lounge / diner and into a good-sized, modern ground floor cloakroom with double storage cupboard. The main living space is a fabulous open plan kitchen / lounge / diner measuring 31'9 x 16'4 max. The kitchen area has been fitted in a range of modern grey gloss, wall and base units with Corian work surface over providing ample storage space and there is a peninsular breakfast bar with seating. Just off the kitchen there is a separate utility room, where you will find space under the stairs which has been perfectly utilised to provide a quiet study area. The study area opens into the utility room which has been fitted with wall and base units with worksurface and sink unit, providing additional storage options and there is further space and plumbing for appliances. Viewers should note that the utility room has been created by converting part of the garage. A second reception room has been styled to create a home gym. Finishing the accommodation on the ground floor is a lovely garden room with underfloor heating and a door which gives access into the garden. There is additional access into the garden from the lounge area.

Overall, the property has four well-proportioned bedrooms, three of which are located on the first-floor level with the remaining bedroom on the second floor. There are three doubles and one single, all with ample space for fitted, built-in or free-standing furniture. A first-floor bathroom is fully tiled and includes a separate shower cubicle, panelled bath, wash hand basin and close coupled w.c. Rising to the second floor a large master bedroom suite has access to a walk-in dressing room plus a separate en-suite bathroom with lovely freestanding slipper bath, wash hand basin and w.c.

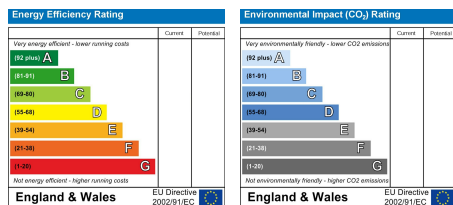
Externally, to the rear of the property there is a neat and easy to maintain garden which commences with a patio with covered seating area. The patio leads into an artificial lawn with fenced boundaries and there is also a spacious outbuilding / summer room within the garden. To the front a modern resin driveway provides off street parking for two vehicles and there is an EV charging point. Viewers should note that the garage has been converted to create the utility room with the remainder being suitable for storage or housing a motorcycle.







TOTAL FLOOR AREA: 1933 sq.ft. (179.6 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 0DH

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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