



Keith  
Ashton

Moorescroft, Kelvedon Hatch  
Brentwood





## 6 MOORESCROFT

Kelvedon Hatch Brentwood, CM15 0XF

Located at the end of a quiet cul-de-sac in the popular Kelvedon Green development is no. 6 Moorescroft, a good-sized, three double bedroom detached family home which benefits from two separate reception rooms and off-street parking including an attached garage. There is excellent potential for any new homeowner to improve and to put their own stamp on the property making it into a lovely family home in a desirable area. The property is within a short walk of local amenities, including Kelvedon Hatch Primary School and just a short drive into Brentwood Town Centre where you have high street shopping and mainline train services into London.

- THREE DOUBLE BEDROOMS
- SEPARATE DINING ROOM
- POTENTIAL FOR IMPROVEMENT
- ATTACHED GARAGE
- 1ST FLOOR SHOWER ROOM
- GROUND FLOOR CLOAKROOM
- SPACIOUS LOUNGE
- LOW MAINTENANCE REAR GARDEN

Guide Price £525,000





## Description

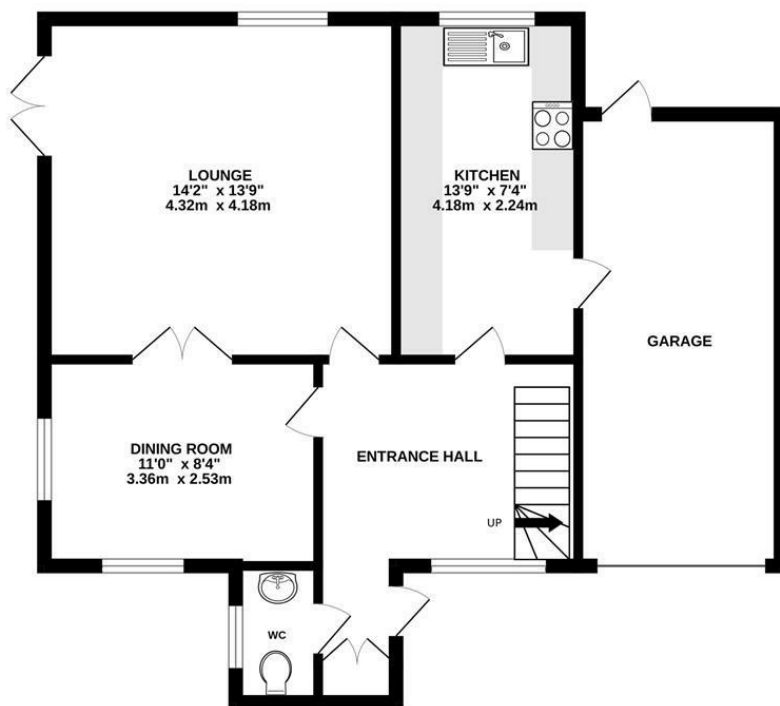
Entering the property, you find yourself in a spacious reception hallway with and double storage cupboard, stairs rising to the first floor and doors into all ground floor rooms. There are two good-sized reception rooms, a lounge which has access into the rear garden and a separate dining room. The kitchen is well fitted with a range of wall and base units providing ample storage and integrated appliances include a fridge/freezer, oven and hob with extractor above, and there is additional space for a freestanding washing machine. Finishing the accommodation on the ground floor level is a cloakroom, fitted in a white suite, comprising wash hand basin set into a vanity unit and w.c.

Rising to the first floor you will find three, good-sized bedrooms, all with fitted or built-in storage. There is a large shower room with walk-in, double shower which has both overhead and handheld shower attachments, and there is a wash hand basin and w.c.

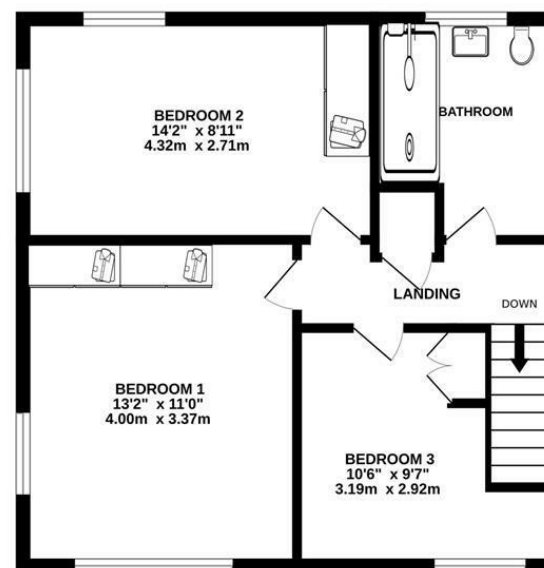
At the rear of the property there is a low maintenance garden which commences with a paved patio leading into the lawn, whilst to the front of the property there is a paved driveway providing off street parking for two cars, in addition to an attached garage.



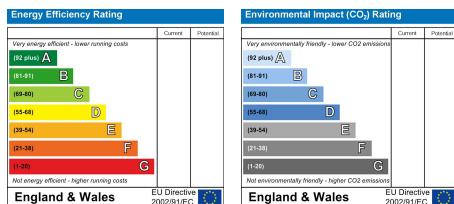
GROUND FLOOR  
658 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1132 sq.ft. (105.2 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 0XF

### 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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