



School Road, Kelvedon Hatch, Brentwood

WN
PROPERTIES

School Road

Kelvedon Hatch

Guide Price £995,000

Nestling amongst a woodland area in a most attractive country lane this imposing detached residence positioned well back from the road and offers flexible three/four bedroom accommodation with a delightful south facing rear garden backing onto playing fields. The property offers well-presented accommodation throughout and includes solar panels to the rear elevation, CCTV and security alarm. A large L-shaped lounge leads to a contemporary garden room with adjacent dining room/bedroom four with two additional bedrooms and family



bathroom to the ground floor. There is also a kitchen/breakfast room, utility and study. On the first floor is a master bedroom with windows to front and rear as well as an en-suite shower room. Kelvedon Hatch is a pretty village surrounded by greenbelt land, located approximately four miles north of Brentwood town centre where there is a range of schools, shops and restaurants in addition to excellent road and rail links. EPC C.

Entrance Hall

Half glazed front door leading into: 'L' Shaped entrance hall - Herringbone style parquet wood flooring and built in storage cupboard.

Lounge 25' 7" x 16' 8" (7.66m x 5.03m) L-shaped maximum points.

L-shaped with herringbone style parquet flooring. Feature stone fireplace surround with gas log burning stove and french doors to garden room. Stairs with wrought iron balustrade to first floor and door to bedroom four/ dining room.

Garden Room 13' 2" x 12' 6" (4.01m x 3.81m)

An attractive room overlooking the rear garden with ceramic tiled floor, two vertical radiators, lantern style glazed roof and sliding glazed door with matching side panels leading to the garden. Further window to side and three panel glazed wall to side.

Bedroom Four/Dining Room 12' 2" x 10' 6" (3.35m x 3.17m)

Currently used as dining room with window to rear.

Kitchen/Breakfast Room 11' 4" x 10' 2" (3.45m x 3.30m)

Excellent range of grey coloured base and wall mounted units complimented by granite work surfaces. Fitted range cooker and extractor hood above. Integrated dishwasher. Tiled floor. Windows to front and side. Space for breakfast table and fridge/freezer. Door to;

Utility Room 10' 8" x 8' 8" (2.89m x 2.54m)

Fitted with a range of wall and base units and sink unit. Sky light window, door to garage and further door to;

Study/Dining Room 14' 6" x 8' 1" (4.29m x 2.56m)

Built in cupboards, one of which houses the wall mounted gas combination boiler supplying domestic hot water and radiators. Windows and door to rear garden.

Inner Hall

Leading from the main entrance hall to two bedrooms and the family bathroom.

Bedroom Two 14' 5" x 11' 5" (4.37m x 3.30m) to rear of wardrobe. Built in floor to ceiling mirrored fronted fitted wardrobes and herringbone style parquet flooring.

Bedroom Three 11' 10" x 10' 10" (3.35m x 3.02m) Walk-in wardrobe and herringbone style parquet flooring.

Family Bathroom

Re-fitted comprising; bath with grey wood effect side panel and LED lighting beneath. Wash hand basin with fitted mirror above, shower cubicle and WC. Tiled floor with underfloor heating and roof light window.





First Floor Landing

Walk-in wardrobe, built in cupboard and door to;

Master Bedroom 15' 8" x 13' 1" (4.72m x 3.38m) into dormer windows. Built in window seats and storage cupboards. Door to:

En-Suite Shower

Re-fitted with a three piece suite including corner shower cubicle, WC and wash hand basin set on stone surface. Walk-in wardrobe, tiled effect Karndean flooring and dormer window to front.

Front Garden 50' 10" wide x 48' 11" deep (15.5m x 14.9m)

Shingled driveway for multiple parking and access to garage. Shrub and tree borders.

Garage 16' 4" x 9' 6" (5.58m x 2.77m) internal measurement.

Up and over door, power and light.

Rear Garden 98' 3" x 47' 0" (29.95m x 14.32m) max.

Attractively landscaped with a stone paved patio across the rear of property leading to a split level lawn and well stocked shrub border leading to a raised lawn with shrub border and pathway leading to a timber cabin at the rear and further stone paved terrace. Adjacent to this is an enclosed dog pen with a utility/storage area behind housing a storage shed.

Timber Cabin 13' 2" x 12' 6" (4.01m x 3.81m)

Used as a home office and gym by the current owners. Glazed panelled double doors and windows to the side and front, power and lighting. Adjacent to the cabin there is a storage room/cloakroom housing a chemical portable WC.











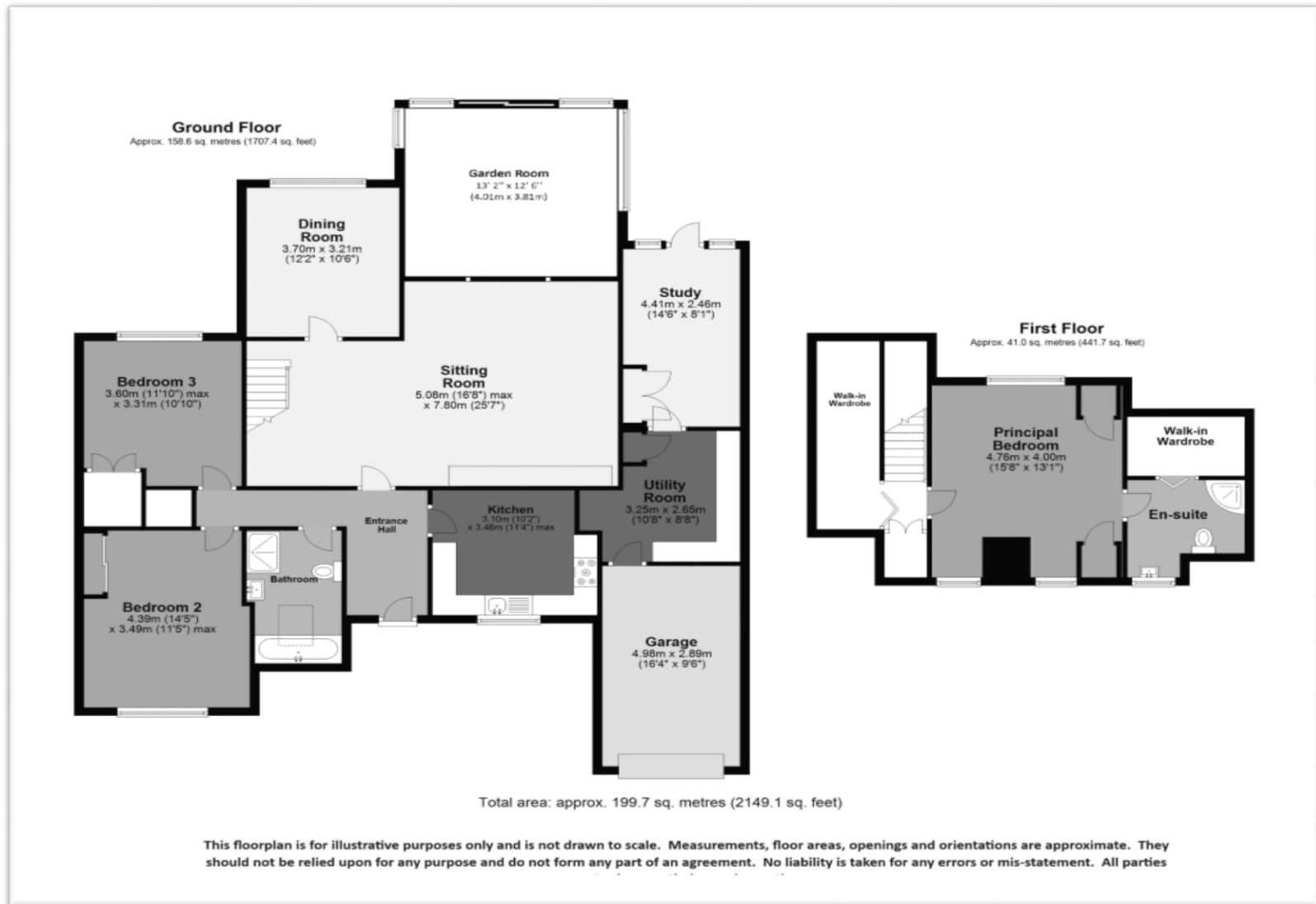
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

Council Tax Band F.

148 Hutton Road
Shenfield
Essex CM15 8NL
01277 225191

admin@wnproperties.co.uk
wnproperties.co.uk



Every effort has been made to ensure the complete accuracy of these particulars, however they cannot be guaranteed. Always check before agreeing to purchase. This includes checking on the existence of relevant permissions, fixtures, fittings and appliances which have not been tested by WN Properties and there is no guarantee that they are in working order or fit for purpose. Photographs are for general information and it cannot be inferred that any items shown are included in the sale or within the ownership of the seller and therefore must be verified by your legal representative. No assumptions can be made from any description or image, relating to the type of construction, structural condition or the surroundings of the property. All measurements are approximate and any drawings/floorplans provided are for general guidance and are not to scale. WN Properties recommend ancillary service providers from time to time to assist you with your purchase. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider may pay us a Referral Fee. The Referral Fee is separate from your obligation to pay your fees or commission.