



**Keith
Ashton**

Church Lane, Doddinghurst
Brentwood



PARK VIEW CHURCH LANE

Doddinghurst Brentwood, CM15 0NA

With a beautifully landscaped rear garden, and a large driveway and detached garage providing excellent parking, we are delighted to bring to market this fabulously maintained, three/four-bedroom chalet style property. 'Park View' is a fabulous family home with over 1800 sq.ft of accommodation; located in the heart of Doddinghurst Village, you will find that the property is within walking distance of all local amenities, including Doddinghurst Infant and Primary schools, and bus routes into Brentwood Town Centre, where you have high street shopping and access to mainline train service into London.

Guide Price £775,000

THREE / FOUR SPACIOUS BEDROOMS

DETACHED CHALET STYLE HOME

25'5 X 11' MASTER BEDROOM

FIRST FLOOR SHOWER ROOM & GROUND FLOOR BATHROOM

OPEN PLAN LIVING ROOM / DINING ROOM

26'10 KITCHEN / BREAKFAST ROOM

BEAUTIFULLY KEPT REAR GARDEN

LARGE DRIVEWAY & DETACHED GARAGE



Description

Low rise steps lead to the front door where you have access into a spacious porch which offers further doors into the study and into the hallway. The study is a lovely bright room with a bay window to the front aspect, ideal for anyone looking for a peaceful space in which to work from home away from the main living area. The study could also serve as a ground floor bedroom if required. The hallway gives direct access into a large dining room with tiled flooring, stairs rising to the first floor and access via bi-folding doors into the kitchen/breakfast room. The dining room is open plan to a spacious living room with beamed ceiling and a lovely red-brick fireplace as a nice feature. There is a bay window to the front aspect and two further windows to the side allowing for plenty of natural lighting into this room. A door from the living room gives additional access into the kitchen/breakfast room. The kitchen/breakfast room has been formed from a ground floor extension and runs the whole width of the property; it is a lovely space, with French doors which open onto the patio in the rear garden, creating the perfect place for entertaining family or friends. Stylish, cream wall and base units with quartz work surface provide excellent storage options, along with a wall mounted plate rack and double 'Butler' sink. Appliances include an integrated double oven, hob with extractor above and a dishwasher and there is further space available for any additional free-standing appliances. Finishing the accommodation on this level is a good-sized family bathroom with large flagstone floor tiling, half-height panelled walls and a lovely free-standing bath, wash hand basin set into a vanity unit and a close coupled w.c.

Rising to the first floor, a spacious landing provides doors to all rooms. The large master bedroom measures 25'5 in length with windows to the front and rear aspects and an extensive range of built-in storage which runs the whole length of the room. Viewers will be quick to note that this room was originally two rooms and still has both original doors in place, and with the re-installation of the partition wall it could easily be transformed back into two spacious rooms. There are two further bedrooms on this level, both doubles and with ample space for freestanding of fitted furniture. Finally, there is a fully tiled shower room, fitted with a corner shower cubicle, wash hand basin set into vanity unit and close coupled w.c.

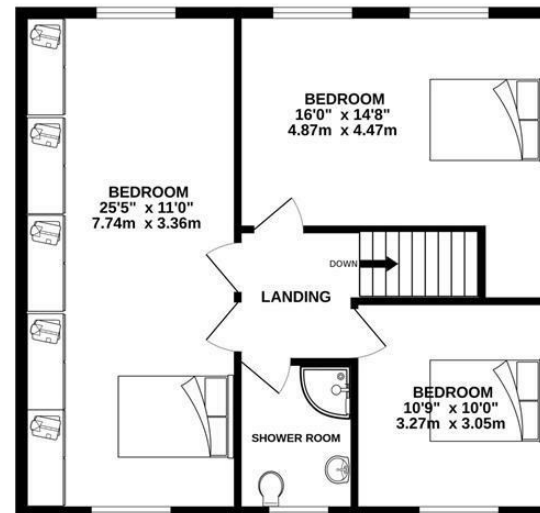
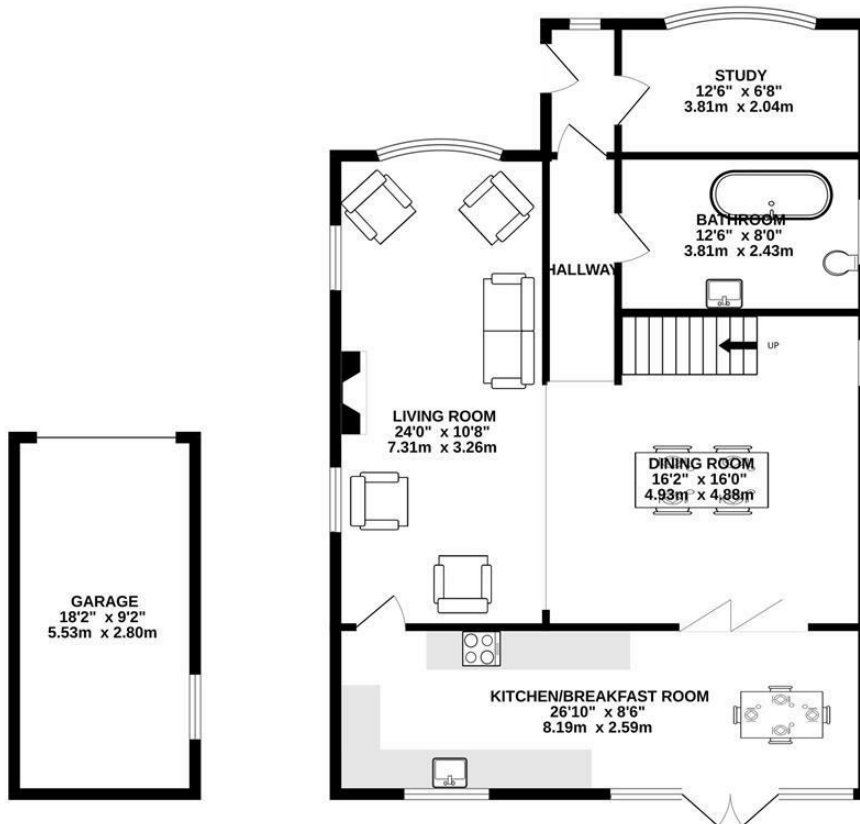
At the rear of the property, you have a beautifully kept garden with neat lawn featuring a pretty, 'bird cage' pergola to the centre, and being edged with well stocked flowerbeds. To the immediate rear of the property there is a spacious paved patio providing a lovely spot to sit and enjoy the views of the garden, perhaps with your morning coffee or a glass of wine, and there is a further seating area to the rear of the garage and to at bottom of the garden. At the front, a large loose stone driveway provides excellent off-street parking for several vehicles; the driveway leads to the side of the property, where behind iron gates you have a single, detached garage. There is pedestrian access through to the rear from both sides of the property.





GROUND FLOOR
1148 sq.ft. (106.6 sq.m.) approx.

1ST FLOOR
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 1833 sq.ft. (170.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(85-91)	B		
(69-84)	C		
(54-68)	D		
(39-53)	E		
(23-38)	F		
(9-22)	G		
Not energy efficient - higher running costs			
England & Wales		61	77

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(66-80)	C		
(51-65)	D		
(36-50)	E		
(21-35)	F		
(6-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

SERVICES:
Local Authority: Brentwood
Council tax band: E
Post Code: CM15 0NA

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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