



# 15 Luthers Close

Kelvedon Hatch, Brentwood

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Council Tax band: TBD

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





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This beautifully presented three bedroom family home, situated in Kelvedon Hatch, offers contemporary accommodation throughout as well as a driveway with parking for two cars and a single garage.

To the ground floor is a modern kitchen with integrated appliances leading seamlessly through to the open plan lounge/dining room with double doors out to the rear garden and a door leading to the conservatory. The conservatory also gives access to the utility room and garage which is double length. A W/C completes the ground floor accommodation.

Upstairs, the home features three bedrooms. The principal bedroom benefits from air conditioning and includes a wall of fitted wardrobes, bedroom two also has air conditioning and along with bedroom three they both overlook the rear garden.

The family bathroom is fully tiled and fitted with a modern white suite including a shower-over-bath. To the second floor there could be a further bedroom or office space with eaves storage and a velux window overlooking the garden. Outside, the garden has been thoughtfully planted with an array of colour, offering a tranquil space to enjoy all year round.

With its clean finish, built-in storage, and practical layout, this is a turn-key home that's ready to move into. Ideally located close to local shops, schools and transport links, it's a great choice for families, professionals or first-time buyers alike.

Offered for sale with a complete onward chain, viewing is highly recommended.



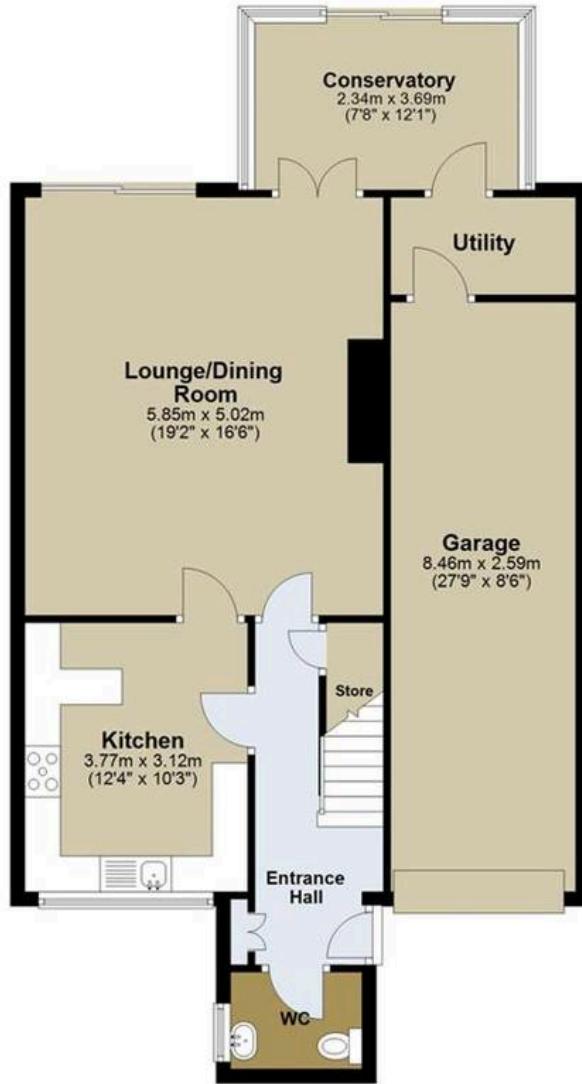






**Ground Floor**

Approx. 88.0 sq. metres (947.7 sq. feet)



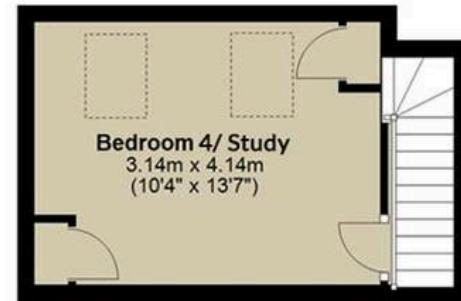
**First Floor**

Approx. 48.9 sq. metres (526.7 sq. feet)



**Second Floor**

Approx. 15.4 sq. metres (165.8 sq. feet)



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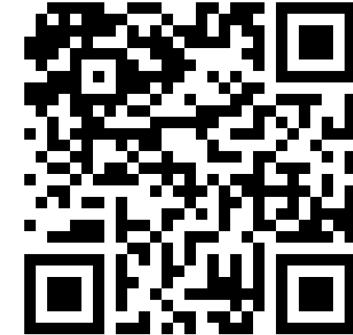
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