



Keith
Ashton

Swallows Cross,
Brentwood



I WAYSIDE COTTAGE SWALLOWS CROSS

Brentwood, CM15 0SS

Offers In Excess Of £895,000

Coming to the market with NO ONWARD CHAIN and sitting on a good-sized, mature plot of over half an acre (.55 acre stls) is this four-bedroom, semi-detached chalet style property which benefits from accommodation of around 2400 sq.ft and with the added benefit of having potential for development to the side, for a new-build, detached property (subject to the usual planning approval). Located in the desirable village of Swallows Cross, viewers will note that the property is within easy reach of Doddinghurst Village where you will find local amenities including Doddinghurst Infant & Junior Schools and good selection of local shops, and is just a short drive into Shenfield and Brentwood Town Centres where you have high street shopping and mainline train services into London.

FOUR BEDROOMS
0.55 ACRE PLOT (STLS)

SEMI-DETACHED HOUSE IN RURAL LOCATION
DOUBLE GARAGE & EXCELLENT OFF STREET
PARKING

POTENTIAL FOR IMPROVEMENT
NO ONWARD CHAIN

DEVELOPMENT POTENTIAL TO THE SIDE (STPP)
SEVERAL OUTBUILDINGS



Entering the property, you find yourself in the hallway with double storage cupboard and doors into the living room, kitchen and ground floor bath/shower room, fitted with a jacuzzi bath, tiled shower cubicle, wash hand basin and w.c. The living room is a good-sized room with double aspect windows to the front and side, allowing for lots of natural lighting. There is an open-tread staircase which rises to the first floor and a nice log burning stove as a central focal point. Viewers will spot that there is a kitchenette to one side of the room which is not fitted and can be removed and includes wall and base units and space for an undercounter fridge. A spacious kitchen / dining room has views to the rear and access into the garden. This is a spacious room fitted with modern white gloss, wall and base units with ample space for appliances, including a range style cooker with extractor above and double fronted fridge freezer. There is a further reception with fitted storage, this room makes an ideal work space or home office.

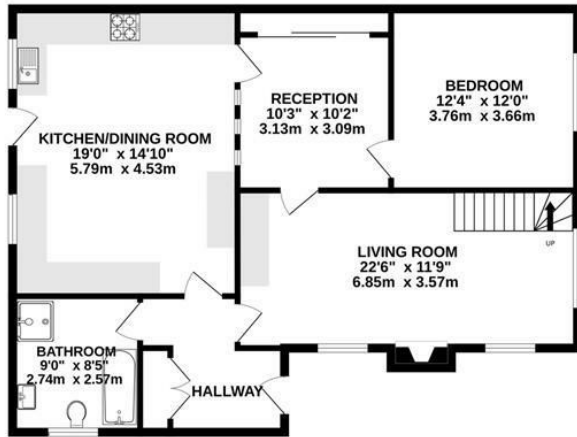
Overall, the property has four bedrooms, one is located on the ground floor level, and the remainder are located on the first floor. The master bedroom has a double aspect with views to the front and rear and benefits from having built-in storage. Finishing the accommodation on this level is a shower room with corner shower cubicle, wash hand basin and w.c.

As previously mentioned, the property sits on a large plot of just over half an acre (0.55 acres slts) and is accessible via two sets of wooden, five-bar gates. There is development potential to the side, with enough space to create a new build detached property (subject to the usual planning approval). The gardens to the rear and front are predominantly laid to lawn and there is extensive parking available on a large hardstanding area to the front along with a double width garage. In addition, there is vehicular access into the garden at the rear via another set of wooden five-bar gates. Within the garden there are several outbuildings all with power and light connected (office, summer house and shed) and there is also an outside toilet with w.c. and wash hand basin, plus two 20' storage containers, one of which will stay and the second container can be optional.





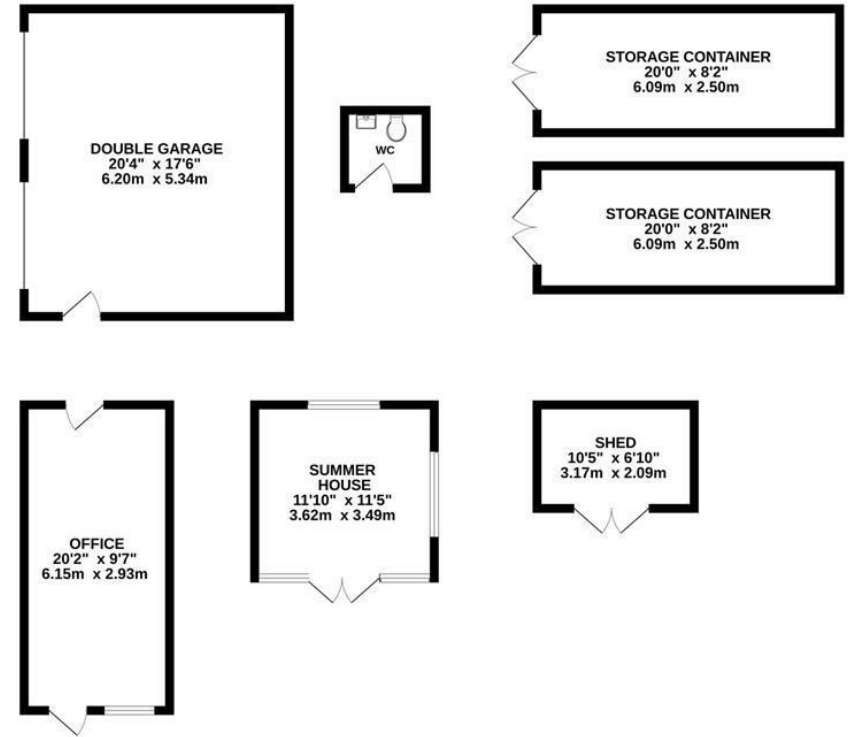
GROUND FLOOR
937 sq.ft. (87.1 sq.m.) approx.



1ST FLOOR
357 sq.ft. (33.1 sq.m.) approx.

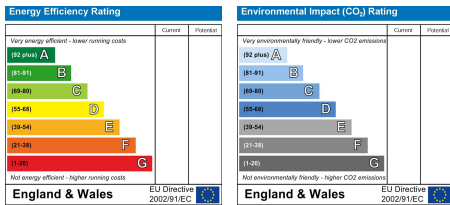


OUTBUILDINGS
1112 sq.ft. (103.3 sq.m.) approx.



TOTAL FLOOR AREA : 2406 sq.ft. (223.5 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 0SS

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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