



Keith  
Ashton

Peartree Lane, Doddinghurst  
Brentwood



## 11 PEARTREE LANE

Doddinghurst Brentwood, CM15 0RR

Located in 'Peartree Lane', a sought after turning in the popular Village of Doddinghurst is this four-bedroom detached house which is within walking distance of all local amenities, including the well-regarded Doddinghurst Infant & Junior schools and is also just a short drive of around 4 miles into Brentwood Town Centre where you have high street shopping and mainline train services into London. The property has been well maintained whilst offering scope for improvement and the potential to extend to the rear, subject to the usual planning consents. There is plenty of parking available on your own driveway, which is set well back from the road, providing parking for several vehicles.

- FOUR BEDROOMS
- DETACHED FAMILY HOME
- BATHROOM & SHOWER ROOM
- SPACIOUS LIVING ROOM
- SEPARATE DINING ROOM
- GROUND FLOOR CLOAKROOM
- ATTACHED GARAGE
- POTENTIAL TO EXTEND (STPPS)

Guide Price £625,000



## Description

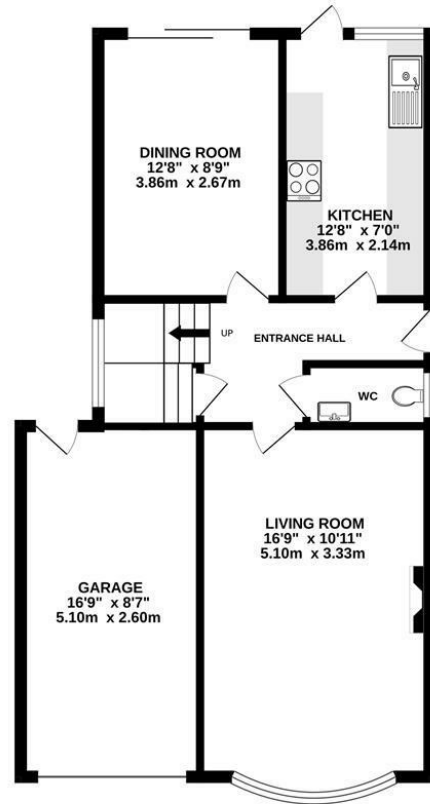
Entering the property at the side of the house, you have access into the hallway where there are stairs rising to the first floor and doors into all ground floor rooms, and a useful understairs storage cupboard for coats, shoes etc. There is a ground floor cloakroom which has been fitted with a space saver wash hand basin and close coupled w.c. This family home benefits from two separate reception rooms; a spacious and bright living room with feature fireplace and bay window overlooking the front of the property, and a good-sized dining room which has sliding patio doors opening onto the rear garden. Adjacent to the dining room is a well-fitted kitchen; there is excellent potential to open up these two rooms into one space to create a lovely kitchen / family room. Offering plenty of storage space, the kitchen is fitted with a range of wall and base units with contrasting work surface over, there is an extractor hood above the cooker space and ample space for freestanding appliances. There is additional access into the garden from the kitchen.

Rising to the first floor you will find four bedrooms, three doubles and a small single/study. The three largest rooms have ample space for freestanding or fitted furniture, with one of the rooms already having a double-built in storage cupboard. From the landing you have access into a shower room with shower cubicle and a shelved airing/storage cupboard to the side. From the shower room you have a door which gives access into a family bathroom which is fully tiled and comprises of a panelled bath, wash hand basin and w.c. There is excellent potential to re-configure the shower room and the bathroom to create an en-suite for the back bedroom, whilst still retaining a separate family bathroom.

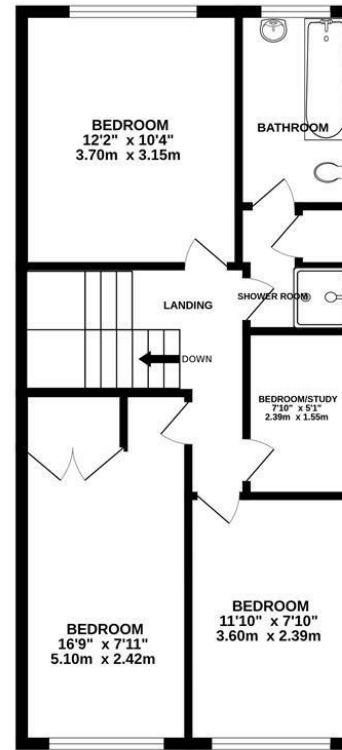
A good-sized, secluded rear garden is laid predominantly to lawn with flower beds that are planted with mature shrubs and plants. There is a patio to the immediate rear of the property and pathway which leads to the bottom of the garden where there is a further seating area and two timber framed storage sheds. Pedestrian access to one side of the property leads to the front garden where a large driveway provides excellent off-street parking for several cars. The remainder of the front garden is laid to lawn and could potentially provide additional parking if required. Furthermore, there is an attached garage which has a useful pedestrian door to the rear giving access into the rear garden.



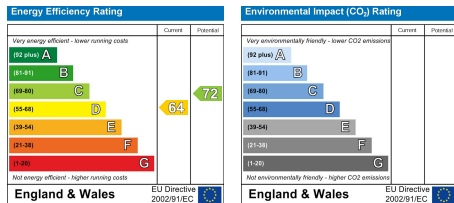
GROUND FLOOR  
630 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR  
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA: 1181 sq.ft. (109.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2025



**SERVICES:**

Local Authority: Brentwood  
Council tax band: E  
Post code: CM15 0RR

**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)

Brentwood  
Tel. 01277 260858

Villages Office  
Tel. 01277 375757

Lettings Office  
Tel. 01277 202200

Explore more @ [www.keithashton.co.uk](http://www.keithashton.co.uk)