

Keith Ashton

Plovers Mead, Wyatts Green

Brentwood







28 PLOVERS MEAD

Wyatts Green Brentwood, CM15 0PS

Guide Price £579,995

With NO ONWARD CHAIN and having great potential for modernisation, we are delighted to bring to market this deceptively spacious, three double-bedroom detached family home which is within walking distance of Doddinghurst Village, served by a good selection of local amenities, including Doddinghurst Infant & Junior school. A short drive of around 5 miles will take you to Brentwood & Shenfield Town centres, where you have access to high street shopping and mainline train services into London. Viewers will note that the property benefits from a spacious loft room with additional storage room adjacent which offers potential to create a master bedroom suite (subject to planning/regulations), and there is plenty of parking to the front and a good-sized, mature garden to the rear.

- THREE DOUBLE BEDROOMS
- LOFT SPACE WITH POTENTIAL FOR 4TH BEDROOM (STPP)
- DETACHED FAMILY HOME
- VACANT / NO ONWARD CHAIN
- CLOSE TO ALL LOCAL AMENITIES
- MATURE REAR GARDEN
- POTENTIAL FOR IMPROVEMENT
- OFF STREET PARKING & INTEGRAL GARAGE



Entering the property a good-sized porch offers plenty of useful space for coat and shoe storage. A door opens into the hallway, where you have access into the living room, kitchen, ground floor w.c and into the rear of the garage. A large living room has a window to the front aspect and sliding patio doors opening to the garden room which spans the width of the property to the rear, offering ample space for dining and relaxing. White wall and base units with corner shelving and glass display cabinets have been fitted in the kitchen. There is an integrated double oven and gas hob with extractor above and plenty of space for additional appliances. The ground floor layout could easily be adapted and would lend itself to having a fabulous open plan kitchen / diner / family room.

Stairs from the hallway rise to the first floor, where a good-sized landing has storage, loft access and doors to all rooms. You will find three DOUBLE bedrooms all have built-in storage cupboards and there is ample space for freestanding or fitted furniture. The shower room is a spacious room with large walk-in shower cubicle and pedestal wash hand basin. Adjacent to the shower room is a separate w.c. There is the potential to easily knock these two rooms into one, to create a larger family bathroom.

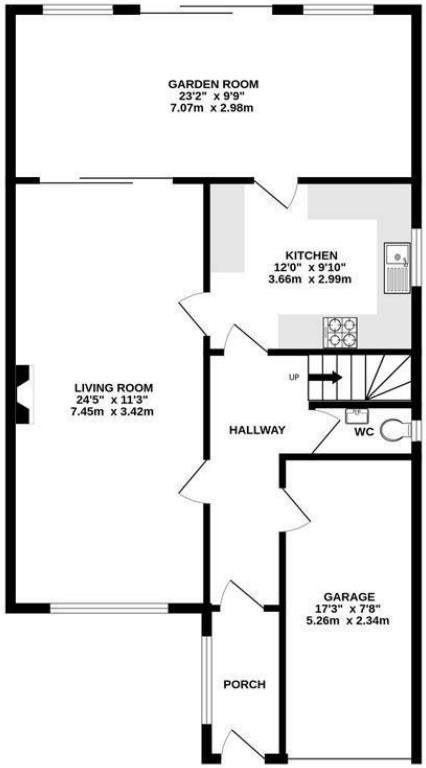
At the rear of the property there is a mature garden which commences with a block paved patio leading into the lawn. Within the garden, there are several mature shrubs and trees, including established fruit trees providing Bramley apples and plums. Pedestrian side access gives access to the front garden where you have a block paved driveway allowing for plenty of off-street parking, including an integral garage. Viewers will note that several of the properties in Plovers Mead have benefitted from having the garage converted, this offers an excellent opportunity to create an additional living space or ground floor bedroom. The remainder of the front is laid to lawn and could potentially provide additional off-street parking. Solar panels are installed on the front roof, and our Vendor has advised that these are owned outright and have provided a good return on electricity generated back to the grid.



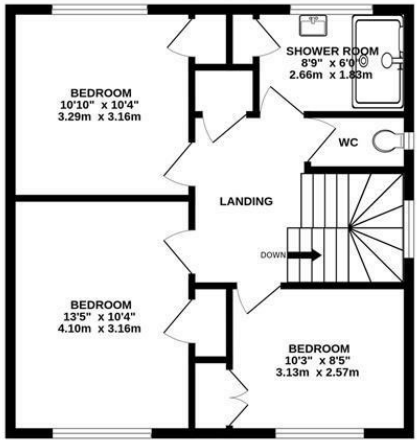




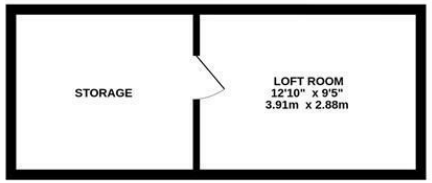
GROUND FLOOR
894 sq.ft. (83.1 sq.m.) approx.



1ST FLOOR
553 sq.ft. (51.3 sq.m.) approx.

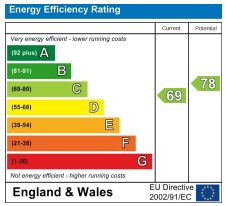


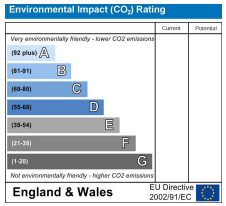
2ND FLOOR
222 sq.ft. (20.6 sq.m.) approx.



TOTAL FLOOR AREA : 1668 sq.ft. (155.0 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 0PS

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

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