

Keith Ashton

Kelvedon Green, Kelvedon Hatch

Brentwood







80 KELVEDON GREEN

Kelvedon Hatch Brentwood, CM15 0XE

Guide Price £475,000

Located in 'Kelvedon Green', a popular residential estate in the semi-rural village of Kelvedon Hatch is this beautifully-presented TWO DOUBLE BEDROOMED semi-detached house, which benefits from having PLANNING ALREADY APPROVED for conversion of the loft space into an additional bedroom with en-suite and featuring a skylight balcony. Parking is never an issue with your own driveway to the side, plus there is an attached garage (which is currently being used as a home gym). Viewers will note that the property is served by a good range of local amenities, including Kelvedon Hatch Primary School and is also just a short drive of around 5 miles into Brentwood & Shenfield Town centres where you have high street shopping and train services into London. Approved planning reference - 25/00280/S192

- TWO DOUBLE BEDROOMS
- GARAGE / GYM
- EXTENDED KITCHEN / FAMILY ROOM
- PLANS APPROVED FOR LOFT CONVERSION
- LOW MAINTENANCE LANDSCAPED REAR GARDEN
- BEAUTIFULLY MAINTAINED THROUGHOUT
- GROUND FLOOR W.C. / UTILITY ROOM
- POPULAR LOCATION CLOSE TO AMENITIES

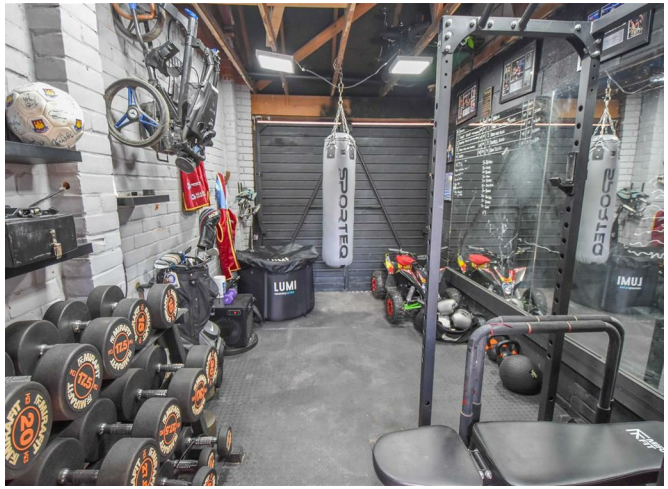


Description

Entering the property a bright hallway gives access into the living room, ground floor w.c / utility and the extended kitchen / family room which sits at the rear of the property. There is a useful understairs storage cupboard, and stairs which rise to the first-floor level. The living room is a beautifully styled room, with shuttered windows to the front elevation, panelled walls and a fabulous media wall with contemporary fireplace and inset shelving; a lovely room in which to sit and chill and watch your favourite TV show!! The property has previously undergone an extension to the rear which has allowed for a large kitchen / family room, most definitely the heart of the home. 'Shaker' style wall and base units with quartz work surface over provide excellent storage, and there is even a central island unit which houses a 'Butler' sink and AEG wine chiller. Integrated appliances include a Bosch induction hob with extractor above, double ovens, full height fridge/freezer and an AEG dishwasher. A large roof lantern, along with bi-folding door giving access into the rear garden, flood this room with plenty of natural lighting. There is ample space for a washing machine and tumble dryer in the ground floor cloakroom / w.c, located off the hallway.

Rising to the first-floor level you will find two DOUBLE bedrooms, both with fitted, mirrored wardrobes and attractive shuttered blinds to the windows. A fully tiled family bathroom with w.c. and wash hand basin, has a panelled bath with shower over, which includes both handheld and overhead shower attachments. As previously mentioned, the property has had PLANS PASSED to extend into the loft space, this will create a further bedroom with en-suite and have a lovely skylight balcony to the front elevation.

To the rear there is a small but perfectly designed, low maintenance garden with artificial lawn and an attractive patio area which has plenty of room for patio furniture. A door from the garden gives access into the rear of the garage, which has been converted into a fully functioning home gym by the current owners. The up and over door is still in place and therefore offers the opportunity to revert to a conventional garage with vehicular parking. There is, however, parking for one vehicle, to the side of the property on your own driveway.

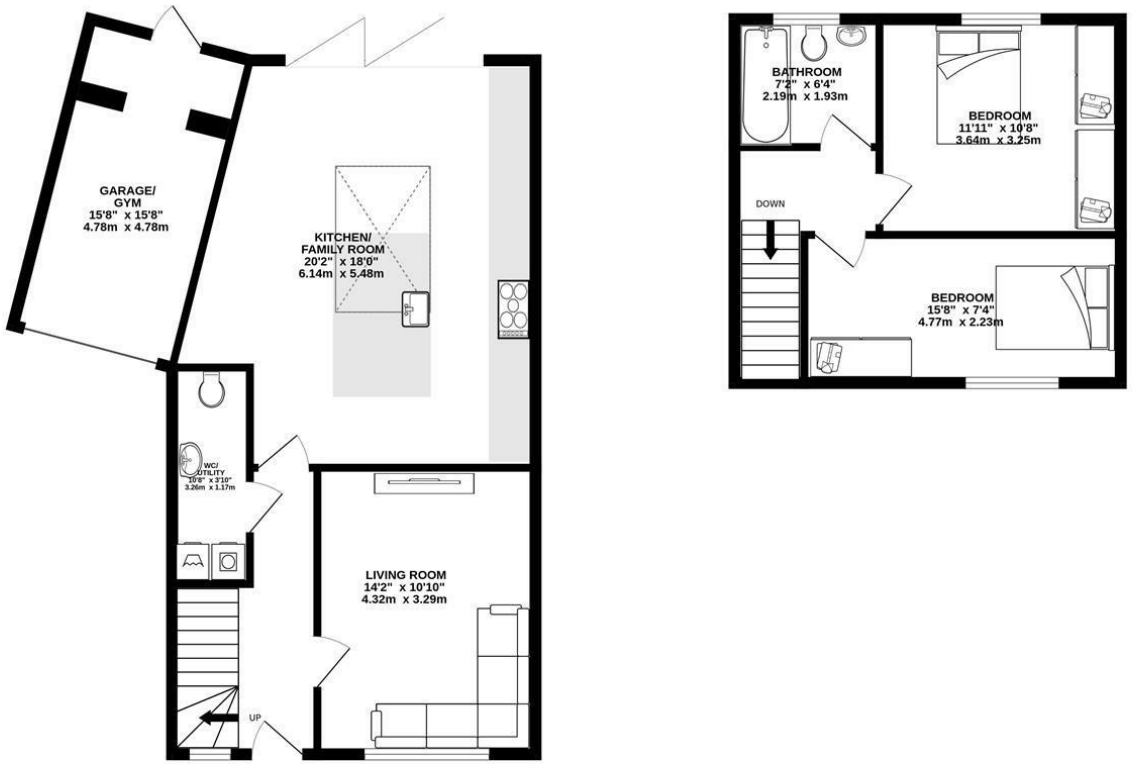






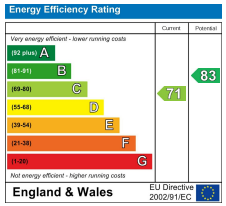
GROUND FLOOR
711 sq.ft. (66.0 sq.m.) approx.

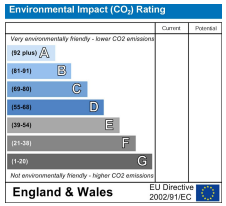
1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:

Local Authority: Brentwood
Council tax band:
Post code: CM15 0XE

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