



**Keith  
Ashton**

Shortcroft, Kelvedon Hatch  
Brentwood



## 28 SHORTCROFT

Kelvedon Hatch Brentwood, CM15 0BS

£539,000

Coming to the market with NO ONWARD CHAIN and excellent potential for improvement, including extension to the rear elevation is this detached family home, situated in the quiet, sought-after turning of Shortcroft, in the village of Kelvedon Hatch. The property offers three, good-sized bedrooms, an open plan kitchen/diner with separate living room and off-street parking to the front on your own driveway, plus there is an integral garage offering additional parking space. Viewers will note that the property is within walking distance of local amenities, including bus routes into Brentwood Town Centre where you will find high street shopping and access to mainline train services into London.

- THREE GOOD-SIZED BEDROOMS
- DETACHED HOUSE WITH POTENTIAL
- OPEN PLAN KITCHEN / DINER
- SEPARATE LIVING ROOM
- VACANT POSSESSION
- DRIVEWAY PARKING & INTEGRAL GARAGE
- EASY TO MAINTAIN REAR GARDEN
- QUIET, SOUGHT-AFTER TURNING



## Description

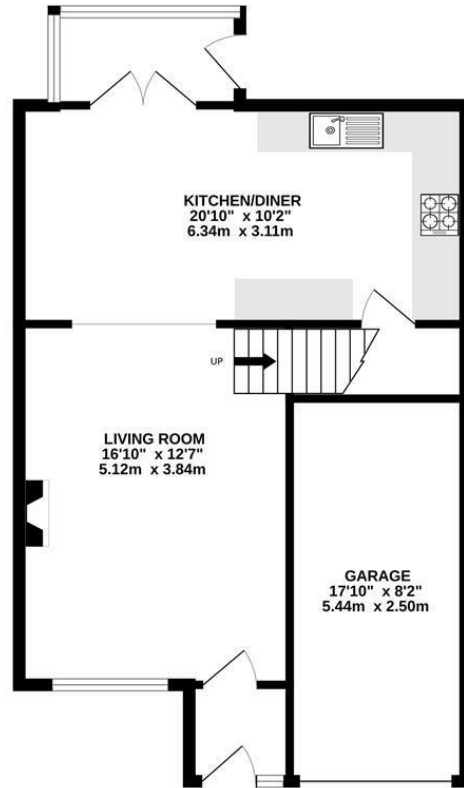
A central porch at the front of the property gives access into a spacious living room, where there are stairs rising to the first-floor level and a wide archway through the kitchen/diner. The kitchen/diner is a good space with ample room for a family sized dining table, and there are French doors which open into the conservatory/lean to. The kitchen, which is open plan to the dining room, is fitted in a range of wall and base units and provides plenty of space for appliances; there is also a large under stairs larder/storage cupboard providing further storage options. Including in the kitchen is an integrated oven with microwave above. At the rear of the property is a UPVC conservatory with doors opening onto the garden.

Rising to the first floor a spacious landing has doors to all rooms. There is a bathroom fitted with a white suite, which includes a panelled bath with shower over, and a wash hand basin set into a vanity unit. Adjacent to the bathroom is a separate w.c. These two rooms could easily be converted into one room. There are three good-sized bedrooms on this level, with the master bedroom having fitted wardrobes to one wall.

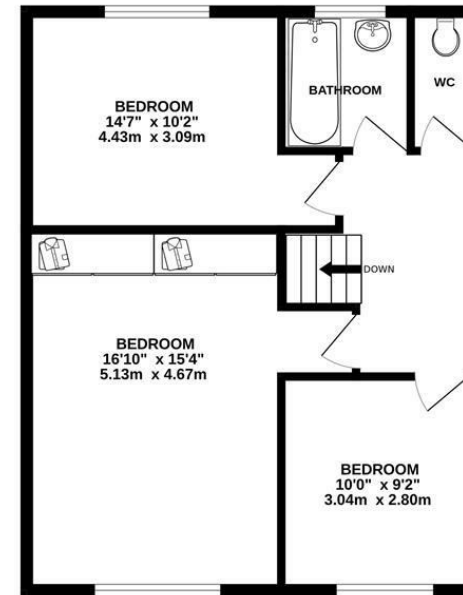
Externally, you will find that there is an easy to maintain rear garden which is mainly laid to lawn. There is a paved pathway which leads to the bottom of the garden where there is a paved patio/seating area, along with a useful storage shed. Pedestrian access to the side leads to the front of the property. There are excellent parking options with a good-sized, block paved driveway to the front allowing parking for up to three vehicles, in addition to an integral garage.



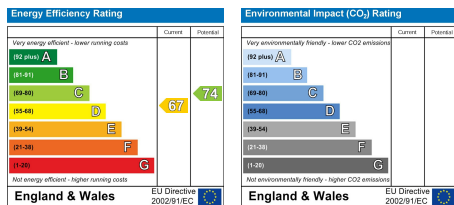
GROUND FLOOR  
654 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR  
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1221 sq.ft. (113.4 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 OBS

**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

Village Office  
Tel. 01277 375757

Lettings Office  
Tel: 01277 202200

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