



Keith  
Ashton

Doddinghurst Road, Doddinghurst  
Brentwood



## ROWAN DODDINGHURST ROAD

Doddinghurst Brentwood, CM15 0QH

Situated on the Doddinghurst Road within just a short walk of the village centre with its mix of shops, Doddinghurst Infant & Primary School, village playing fields and All Saints C of E Church, is this bright and spacious, detached four bedroom house with a large, unoverlooked rear garden and plenty of off street parking which includes an integral garage. The property has been well maintained throughout but would make a fabulous purchase for someone looking to improve and reconfigure, turning it into a modern family home in a desirable location. NO ONWARD CHAIN.

FOUR DOUBLE BEDROOMS  
NO ONWARD CHAIN

DETACHED FAMILY HOME  
FITTED KITCHEN WITH SEPARATE UTILITY ROOM

POTENTIAL FOR IMPROVEMENT / RECONFIGURATION  
MATURE, UN-OVERLOOKED REAR GARDEN

LOUNGE & SEPARATE DINING ROOM  
EXCELLENT PARKING

Guide Price £700,000



## Description

Entering the property, you find yourself in a spacious L-shaped hallway with stairs rising to the first floor. There are doors giving access into the lounge at the rear of the property and into a good-sized utility room which is open to a good-sized kitchen, along with a ground floor cloakroom. Both the utility and the kitchen are fitted with an extensive range of white wall and base units with contrasting work surface over, providing ample storage space. There is space in the kitchen for a freestanding cooker with extractor above, a fridge/freezer and a dishwasher, and there is further space and plumbing in the utility for a washing machine and tumble dryer. There is a door from the utility giving access to the side of the property. The rear of the property has been extended, and you will find two spacious reception rooms, one of which has access into the garden at the rear.

Rising to the first floor there are four double bedrooms, all having space enough for freestanding or fitted furniture. Also on this level is a part tiled family bathroom, comprising of a panelled bath with handheld shower attachment, close coupled w.c. and pedestal wash hand basin.

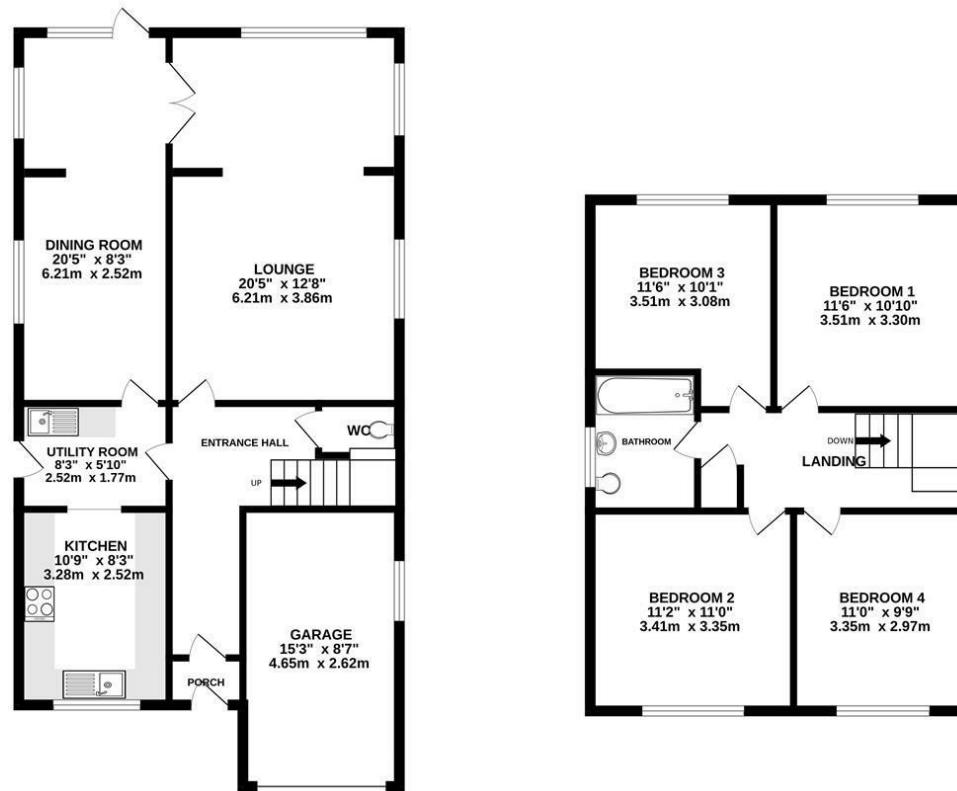
Externally, the property has a large rear garden, measuring around 90' in length (stls). The garden is unoverlooked from the rear and offers a lovely quiet space in which to sit and relax. There is a patio area with steps which lead up to the lawn. Side access from both sides of the property lead through to the front where you have a large, paved driveway providing excellent off-street parking for several cars. There is also an integral garage for additional parking options.





GROUND FLOOR  
809 sq.ft. (75.1 sq.m.) approx.

1ST FLOOR  
588 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA: 1397 sq.ft. (129.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(B2-B1)	A		
(B1-B1)	B		
(B0-B1)	C		
(B1-B0)	D		
(B0-B1)	E		
(B1-B0)	F		
(B1-B0)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(B2 plus)	A		
(B1-B1)	B		
(B0-B1)	C		
(B1-B0)	D		
(B0-B1)	E		
(B1-B0)	F		
(B1-B0)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

#### SERVICES:

Local Authority: Brentwood  
Council tax band: F  
Post Code: CM15 0QH

#### 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](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)

