



Keith
Ashton

Pearmtree Lane, Doddington
Brentwood



37 PEARTREE LANE Doddington, Brentwood, CM15 0RR

Guide Price £745,000

Sitting on a spacious corner plot and with potential for extension (stpp) is this detached, chalet style family home located in a sought after turning in the popular village of Doddington. There is well balanced accommodation of over 1500 sq.ft which includes three good-sized, first floor bedrooms with an en-suite to the master, along with two separate receptions, a study and cloakroom/wc to the ground floor. Viewers will note that the property is within walking distance of all local amenities, including the well-regarded Doddington Infant & Junior Schools, and is also just a short drive of around 4 miles into Brentwood & Shenfield Town Centres where you have excellent secondary school options, high street shopping and mainline train services into London.

THREE BEDROOMS

EN-SUITE TO MASTER BEDROOM

DETACHED, CHALET STYLE PROPERTY

LIVING ROOM, SEPARATE DINING ROOM
& STUDY

POTENTIAL FOR EXTENSION (STPP)

EV CHARGING POINT INSTALLED

SPACIOUS CORNER PLOT

EXCELLENT OFF STREET PARKING INC.
GARAGE & CARPORT



Description

Entering the property a spacious hallway has stairs rising to the first floor and doors to all rooms. There are two reception rooms; a large living room which features a brick-built fireplace and has access via sliding patio doors into the garden at the rear of the property. A second reception room serves as a dining room and has ample space for a large family sized table/chairs plus additional furniture. Viewers looking for a quiet space to work from home there is a separate study. The kitchen is fitted in a good range of cream wall and base units with wood effect work surface over and there are glass fronted display cabinets that complement the country kitchen style look. Plenty of space is available for freestanding appliances, and there is an integrated oven with extractor hood above. From the kitchen you have access into an inner lobby where you can access the ground floor cloakroom, the rear of the garage and have access into the garden to the side of the property.

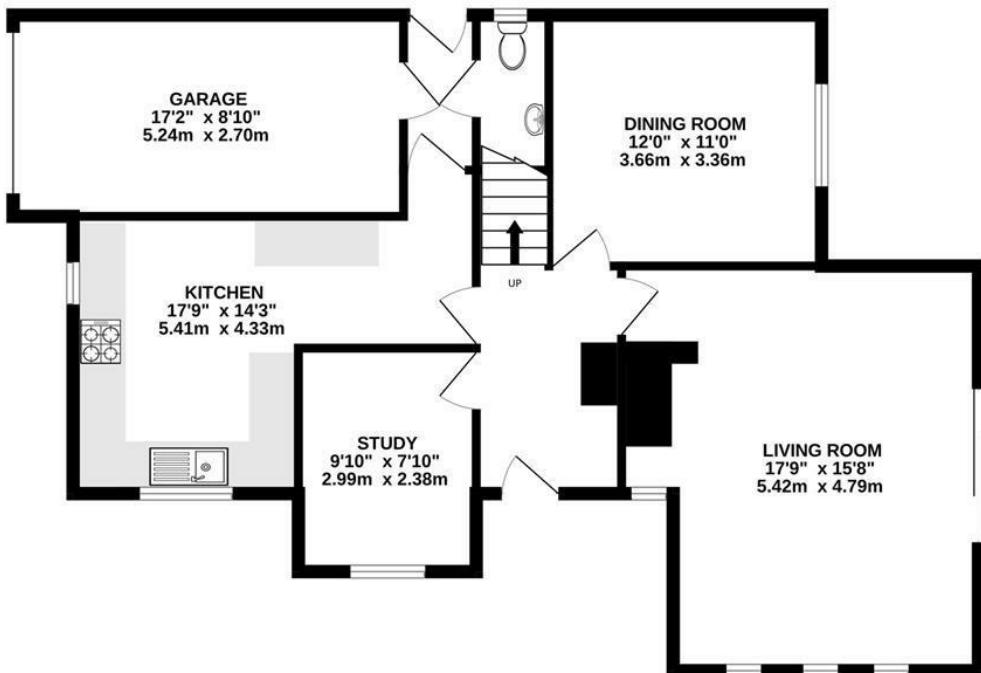
Rising to the first floor, a spacious landing area has loft access, a useful airing/storage cupboard and doors to all rooms. The property has three good-sized bedrooms, all offering space for a double bed, and complimented with fitted wardrobes. Bedroom one further benefits from having use of its own en-suite shower room, plus there is a modern, family bathroom which comprises of a panelled bath with handheld shower attachment, wash hand basin and w.c.

The property sits on a spacious corner plot offering potential for extension (stpp), with the gardens wrapping around the property to all elevations. The side and front of the property is laid to lawn and there is a patio area to the rear. A spacious driveway providing ample parking has an EV charging point, plus there is an integral garage for additional parking. There is covered carport parking via double wooden gates to the left-hand side of the garage which give access to the side of the property.

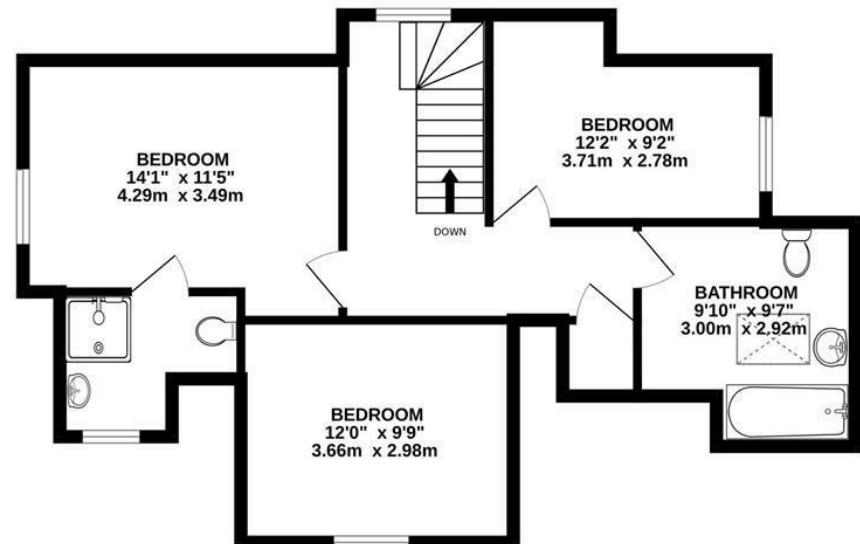




GROUND FLOOR
902 sq.ft. (83.8 sq.m.) approx.



1ST FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 1521 sq.ft. (141.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs	(B2 plus) A	(B2 plus) A	
(B3-B4) B	(B3-B4) B	(B3-B4) B	
(C5-C6) C	(C5-C6) C	(C5-C6) C	
(D5-D6) D	(D5-D6) D	(D5-D6) D	
(E5-E6) E	(E5-E6) E	(E5-E6) E	
(F1-F3) F	(F1-F3) F	(F1-F3) F	
(G1-G6) G	(G1-G6) G	(G1-G6) G	
Not energy efficient - higher running costs		EU Directive 2002/91/EC	
England & Wales	65	72	

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(B2 plus) A	(B2 plus) A	
(B3-B4) B	(B3-B4) B	(B3-B4) B	
(C5-C6) C	(C5-C6) C	(C5-C6) C	
(D5-D6) D	(D5-D6) D	(D5-D6) D	
(E5-E6) E	(E5-E6) E	(E5-E6) E	
(F1-F3) F	(F1-F3) F	(F1-F3) F	
(G1-G6) G	(G1-G6) G	(G1-G6) G	
Not environmentally friendly - higher CO ₂ emissions		EU Directive 2002/91/EC	
England & Wales	65	72	

SERVICES:

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

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

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

