



Keith
Ashton

Moorecroft, Kelvedon Hatch
Brentwood



10 MOORESCROFT

Kelvedon Hatch Brentwood, CM15 0XF

Situated in a pleasant cul-de-sac with an above average size garden for this particular development is this four bedroom detached house which has been beautifully refurbished in a contemporary style throughout. The property has had several notable extensions over the years and now offers just over 1600 sq. ft of accommodation. Perfectly situated close to local shops, main bus routes leading into Brentwood Town Centre, attractive green spaces with children's playground and tennis courts, and is also just a short walk to Kelvedon Hatch primary school.

FOUR BEDROOMS

EN-SUITE TO MASTER BEDROOM

LARGE DINING / FAMILY ROOM

CONTEMPORARY STYLE KITCHEN /
BREAKFAST ROOM

L-SHAPED LOUNGE / DINER

UTILITY ROOM

GROUND FLOOR CLOAKROOM

DOUBLE LENGTH GARAGE



Description

Double-glazed front door which gives access into a porch, which has a door into the garage and a further door into the hallway where there are stairs rising to the first floor. There is also a contemporary ground floor cloakroom which is fitted in a two piece white suite. The flooring through much of the ground floor is laminate which allows for easy cleaning and helps with the continuity of the flow of rooms. The lounge is L-shaped and sits to the rear of the property, with French doors onto the garden. A beautiful, kitchen has a good range of wall and base units, with integrated appliances to include : Neff induction hob with extractor above, twin, split-level electric ovens (one of which is a microwave oven), integrated dishwasher, full height larder fridge and freezer. There is also a '4 in 1' tap which provides hot, cold, filtered and boiled water, and a handy breakfast bar area. The kitchen is open plan to a large family / dining room which has two sets of French doors into the rear garden and a further door giving access to a utility room which has plumbing for washing machine and storage cupboards.

Rising to the first floor there are four bedrooms. Bedroom one is of a good size and has the benefit of an en-suite shower room. There are free-standing mirrored wardrobes in all of the bedrooms which our Vendor has advised would be available by separate negotiation. Additionally, to this level is a fully tiled family shower room with double shower tray, w.c and wash hand basin. The en-suite and shower room both have underfloor heating.

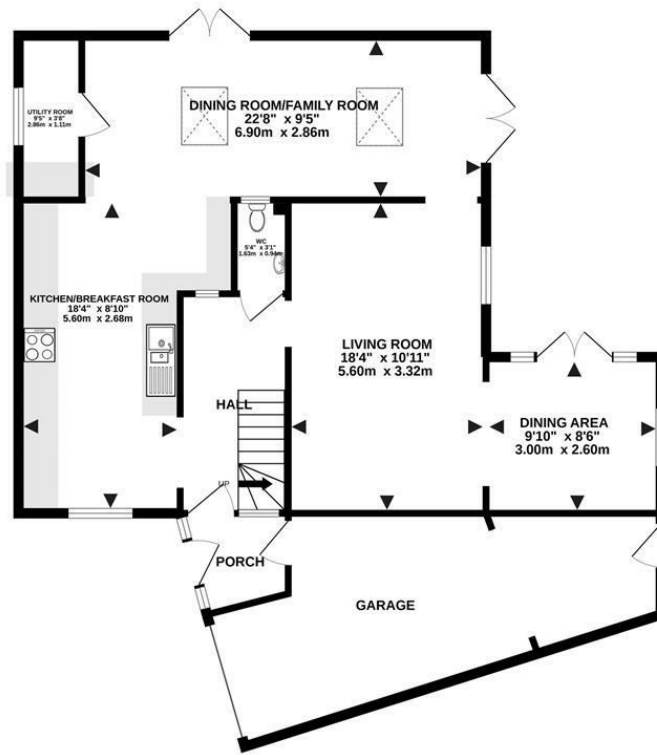
The property is in immaculate decorative order throughout which has been completed to a contemporary style, and has full UPVC double-glazing and gas central heating throughout.

A rear garden measures around 54' in depth, which is above average for this particular development. There is an Indian Sandstone patio to the immediate rear of the property and a play area to the rear of the garden with safety rubberized matting. To the front of the property there is a garage of double length which has power and light connected, and pedestrian doors into the rear garden and into the porch. A driveway allows off street parking for two small cars, with further un-restricted parking in the road if required.

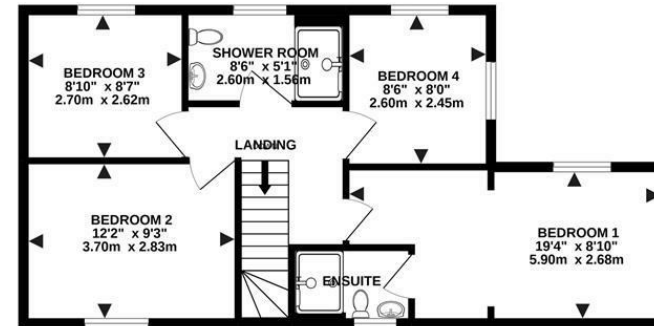




Ground floor
1067 sq.ft. (99.1 sq.m.) approx.



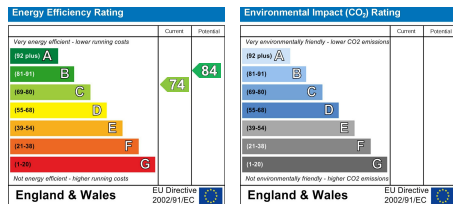
1st floor
563 sq.ft. (52.3 sq.m.) approx.



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TOTAL FLOOR AREA : 1630 sq.ft. (151.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SERVICES:
Local Authority: Brentwood
Council tax band: E
Post Code: CM15 0XF

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



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