



**Keith
Ashton**

Roding Drive, Kelvedon Hatch
Brentwood



41 RODING DRIVE

Kelvedon Hatch Brentwood, CM15 0XA

Situated at the end of 'Roding Drive', a quiet cul-de-sac located off Kelvedon Green, in the ever-popular village of Kelvedon Hatch is this spacious and well-maintained detached family home. The property features four double bedrooms with an en-suite shower to the master bedroom, and two separate reception rooms on the ground floor, with overall living accommodation of around 1466 sq.ft. The property is around half a mile from the Kelvedon Hatch primary school and within easy access of the village hall and playing fields and further benefits from a low maintenance rear garden, off street parking for several vehicles and a double garage.

- FOUR DOUBLE BEDROOMS
- SPACIOUS DETACHED FAMILY HOME
- LOUNGE & SEPARATE DINING ROOM
- MODERN KITCHEN WITH ACCESS INTO GARDEN
- GROUND FLOOR CLOAKROOM
- EN-SUITE TO MASTER BEDROOM
- EASY TO MAINTAIN REAR GARDEN
- EXCELLENT OFF STREET PARKING & DOUBLE GARAGE

Guide Price £575,000



Description

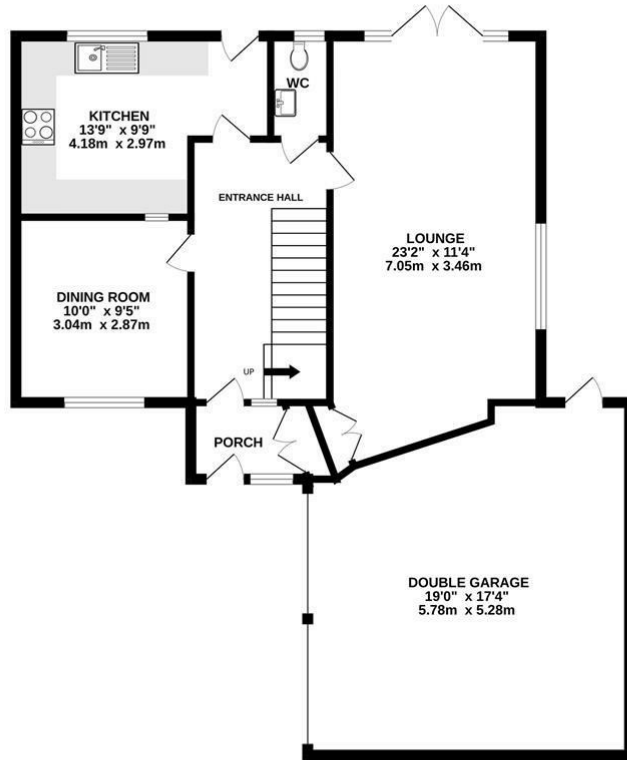
Accommodation commences with a porch with storage, which opens into a spacious entrance hall where you have doors to all ground floor rooms and stairs which rise to the first-floor level. There are two reception rooms, a large and bright lounge which has access via French doors into the garden and a separate dining room which overlooks the front of the property. The kitchen is fitted in a range of modern, cream wall and base units and there is ample space provided for appliances, with an extractor hood above the cooker space. There is further access into the garden from the kitchen. Finishing the accommodation on the ground floor is a modern cloakroom with part tiled walls and tiled flooring, which is fitted with a space saver wash hand basin and close coupled w.c.

Rising to the first floor you will find four bedrooms; all are of double size and well-proportioned. The master bedroom benefits from built-in bedroom furniture and has access to its own en-suite shower room. There is a first-floor family shower room which is fully tiled and includes a double shower, wash hand basin and close coupled w.c.

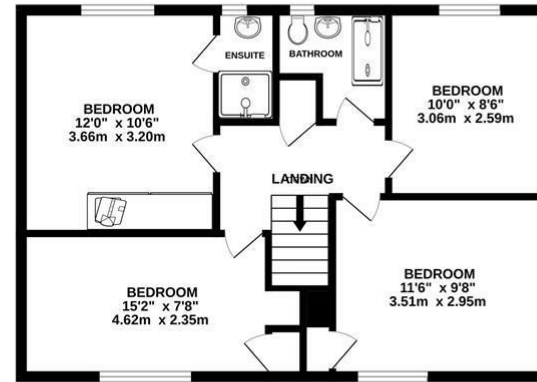
Externally, to the rear of the property you have an easy to maintain garden with raised artificial lawn which has been edged with brickwork, with the remainder of the garden being laid to block paving and sleeper edged flower beds. The garden is largely un-overlooked at the rear. At the front of the property a spacious block paved driveway provides parking for several vehicles, in addition to a double garage with pedestrian access at the rear into the garden.



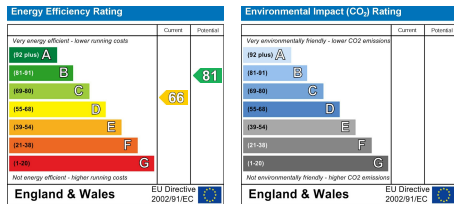
GROUND FLOOR
912 sq.ft. (84.7 sq.m.) approx.



1ST FLOOR
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 1466 sq.ft. (136.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:

Local Authority: Brentwood
Council tax band: F
Post code: CM15 0XA

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

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