



**Keith  
Ashton**

School Road, Kelvedon Hatch  
Brentwood



## COLNLEIGH SCHOOL ROAD

Kelvedon Hatch Brentwood, CM15 0DL

Guide Price £850,000

Well-maintained and beautifully presented throughout and with NO ONWARD CHAIN is this spacious, detached family home in 'School Road' a popular and sought after turning in the semi-rural village of Kelvedon Hatch. Offering over 1800 sq.ft of accommodation, this lovely home has three DOUBLE bedrooms, an en-suite plus a main family bathroom, a bright living room, study, cloakroom and a kitchen/breakfast room. A beautiful, unoverlooked landscaped garden sits at the rear and there is excellent parking to the front of the property for several vehicles which includes an attached garage. The property is within easy reach of all local amenities and approx. 5 miles to Brentwood & Shenfield Town Centres where there are mainline train services into London.

3 DOUBLE BED DETACHED FAMILY HOME

TIDY UNOVERLOOKED REAR GARDEN

BEAUTIFULLY PRESENTED & WELL-MAINTAINED

EN SUITE SHOWER ROOM & MAIN FAMILY BATHROOM

KITCHEN / BREAKFAST ROOM

SPACIOUS LIVING ROOM & SEPARATE STUDY

NO ONWARD CHAIN

EXCELLENT PARKING INCLUDING ATTACHED GARAGE



## Description

Entering at the front a spacious porch gives access into the reception hallway with stairs to the first floor and doors to all rooms. For viewers looking for a space to work from home, there is a good-sized study which overlooks the front of the property. To the rear there is a spacious and bright living room which enjoys views of the garden, with access via a set of French doors. Also, with access into the rear garden is a well fitted kitchen/breakfast room with cream gloss, wall and base units with quartz work surface over. Integrated appliances include a five-ring gas hob with extractor above, double ovens, fridge/freezer and dishwasher. There is an additional door which gives access to the side of the property.

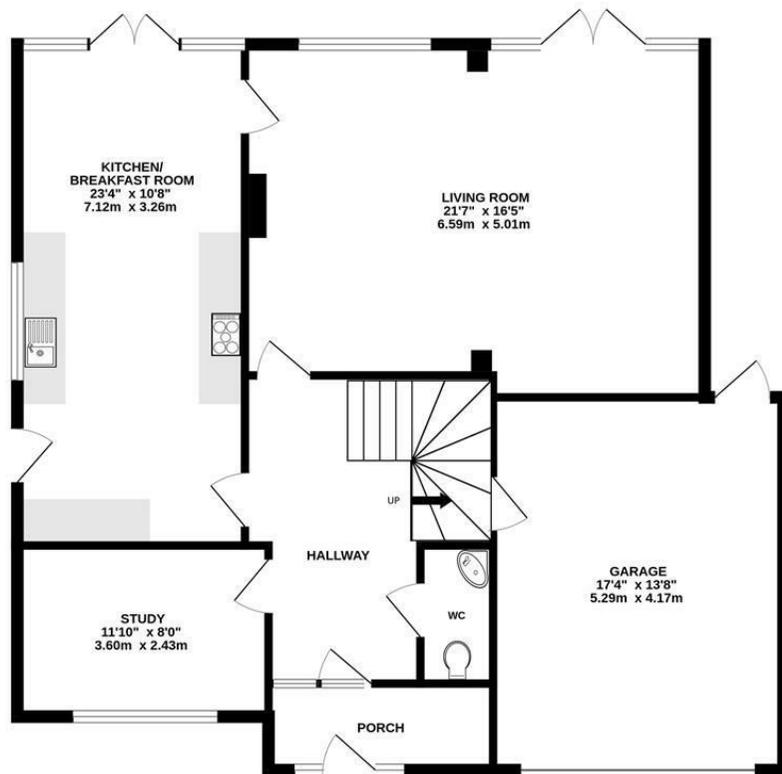
Rising to the first floor you will find three, DOUBLE bedrooms which all have fitted wardrobes offering plenty of storage space. In addition, bedrooms two and three also have eaves storage space. The master bedroom is a lovely room; windows to the rear overlook a pretty garden and tucked away discreetly there is a walk-in shower cubicle and wash hand basin in a modern vanity unit. Finishing the accommodation on this level is a main family bathroom, which includes panelled bath with shower over, wash hand basin and close coupled w.c.

Externally, the property has a beautiful landscaped rear garden which is un-overlooked from the rear. The garden commences with an Indian Sandstone patio with wooden pergola over a pleasant seating area. There is a further patio to the bottom of the garden, and the remainder is laid to extremely neat lawns and planted flower beds. At the front of the property there is a large block-paved driveway which provides parking for several vehicles along with an attached garage with pedestrian door into the rear garden. With an attractive kerb appeal and stylish interior 'Colnleigh' is certainly a desirable family home, and we would urge interested parties to view at their earliest convenience.

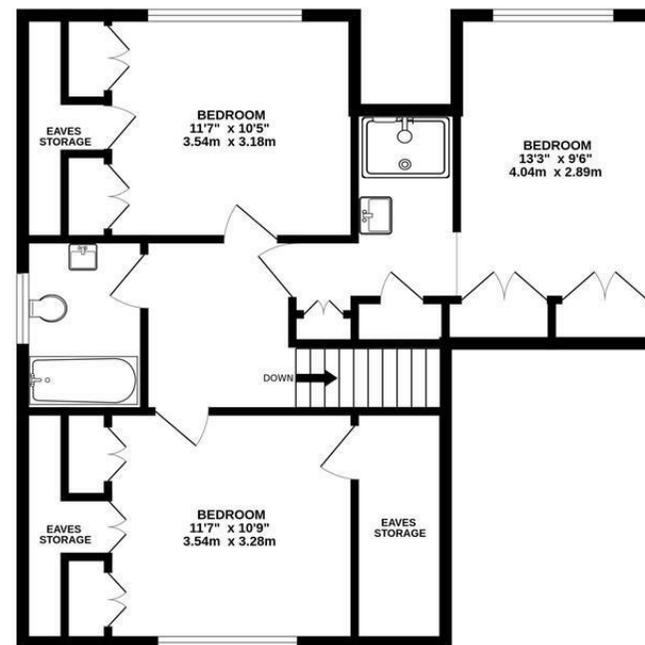




**GROUND FLOOR**  
1124 sq.ft. (104.4 sq.m.) approx.



**1ST FLOOR**  
712 sq.ft. (66.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1836 sq.ft. (170.6 sq.m.) approx.**

Measurements are approximate. Not to scale. Illustrative purposes only  
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| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |
|---|---------|---|---------|
| Very energy efficient - lower running costs | Current | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current |
| (92 plus) <b>A</b>                          |         | (B2 plus) <b>A</b>  |         |
| (81-91) <b>B</b>                            |         | (B1-B1) <b>B</b>  |         |
| (69-80) <b>C</b>                            |         | (C4-C1) <b>C</b>  |         |
| (55-68) <b>D</b>                            |         | (D5-D6) <b>D</b>  |         |
| (39-54) <b>E</b>                            |         | (E7-E8) <b>E</b>  |         |
| (21-38) <b>F</b>                            |         | (F1-F3) <b>F</b>  |         |
| (1-20) <b>G</b>                             |         | (G4-G5) <b>G</b>  |         |
| Not energy efficient - higher running costs |         | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |

England & Wales EU Directive 2002/91/EC

**SERVICES:**  
Local Authority: Brentwood  
Council tax band: F  
Post Code: CM15 0DL

**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)

