



Keith  
Ashton

Swan Lane, Kelvedon Hatch  
Brentwood



## 8 SWAN LANE

Kelvedon Hatch Brentwood, CM15 0AW

\*Guide Price £475,000 - £500,000\*

This part-weatherboarded, three-bedroom link-detached family home is situated in a pleasant village location in the heart of Kelvedon Hatch, close to local pubs, convenience store and post office and with bus routes into Brentwood Town Centre where you will find high street shopping and mainline train services into London. The property benefits from having two reception rooms, en-suite to the master bedroom and a garage to the rear with pedestrian door into the garden., with additional parking spaces provided at the side of the garage and on Blackmore Road.

- THREE BEDROOM FAMILY HOME
- POPULAR VILLAGE LOCATION
- GROUND FLOOR CLOAKROOM
- WALKING DISTANCE OF LOCAL AMENITIES & SCHOOL
- SPACIOUS LOUNGE
- SEPARATE DINING ROOM
- EN-SUITE TO BEDROOM ONE
- GARAGE TO THE REAR

Guide Price £475,000



## Description

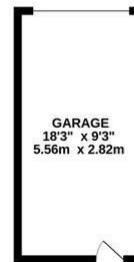
A bright and spacious hallway has stairs rising to the first floor with doors into both reception rooms and a ground floor cloakroom which is fitted with wash hand basin and w.c. A good-sized lounge sits at the front of the property and has a window to the front which overlooks the front garden. There is a further reception room which is in use as a dining room. This room has two large storage cupboards, French doors giving access into the rear garden and an archway which opens into the Kitchen. The kitchen is fitted in a range of white wall and base units with glass display cabinets, and includes an integrated gas hob with extractor above, with ample space for any freestanding appliances. A door from the kitchen gives further access into the garden.

Rising to the first floor there are three good-sized and well-proportioned bedrooms, along with a family bathroom. The main bedroom benefits from having built-in and fitted storage, and access to an en-suite shower room with fully tiled shower cubicle, and modern circular wash hand basin. A family bathroom has part tiled walls and laminate flooring and includes panelled bath with shower over, pedestal wash hand basin and close coupled w.c.

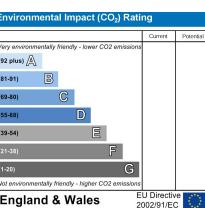
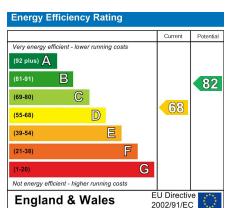
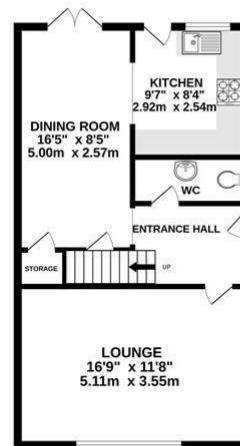
Externally, there is an easy to maintain garden to the rear which commences with a paved patio leading into neat lawns and to the bottom of the garden there is a raised decking area, providing a nice space to sit and relax. Parking is provided by way of a garage, with additional parking space to the side which is located at the rear of the property (accessible from Grovers Field) with pedestrian door into the rear garden, and a further parking space on Blackmore Road. There is a peasant and un-overlooked outlook to the front over a lawned front garden.



GROUND FLOOR  
684 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



## SERVICES:

Local Authority: Brentwood  
Council tax band: E  
Post code: CM15 0AW

## VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

TOTAL FLOOR AREA: 1220 sq ft. (113.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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## 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](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)

