



Keith  
Ashton

Fox Hatch,  
Kelvedon Hatch



## 10 FOX HATCH

Kelvedon Hatch, CM15 0AR

Located in the semi-rural village of Kelvedon Hatch is this three-bedroom, end terrace house being offered for sale with NO ONWARD CHAIN and having excellent potential for improvement and extension (stpp). The property is within easy access of all local amenities including Kelvedon Hatch Primary School, and approximately 4.5 miles from Brentwood & Shenfield Town Centres where you have access to mainline train services into London.

- THREE BEDROOMS
- END OF TERRACE FAMILY HOME
- EXCELLENT POTENTIAL FOR IMPROVEMENT
- OFF STREET PARKING TO THE REAR
- L-SHAPED KITCHEN / DINER
- NO ONWARD CHAIN
- POPULAR VILLAGE LOCATION
- CLOSE TO LOCAL AMENITIES

Guide Price £400,000



## Description

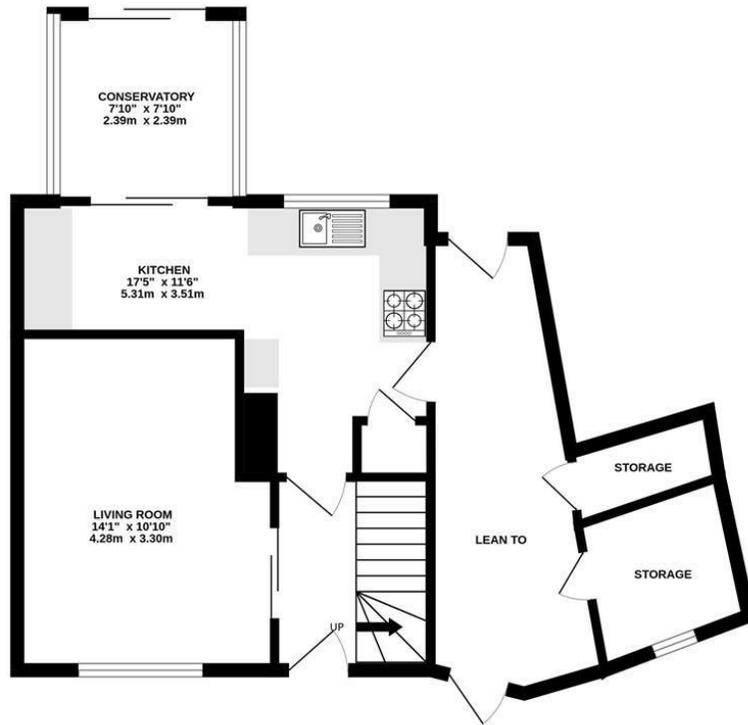
From the hallway you have access into the kitchen and into the living room which sits at the front of the property. An L-shaped kitchen / diner is located to the rear which has wall and base units and space for appliances. From the dining area there is access into a conservatory which offers access into the rear garden. A covered lean-to at the side of the property offers a good space for storage and there is access to two outside storage rooms. The lean-to can be entered via the front of the property through to the rear and also gives access into the kitchen.

Rising to the first floor you have three well-proportioned bedrooms, all with space for storage. There is also a main family bathroom on this level, which includes a double shower, wash hand basin and a close coupled w.c.

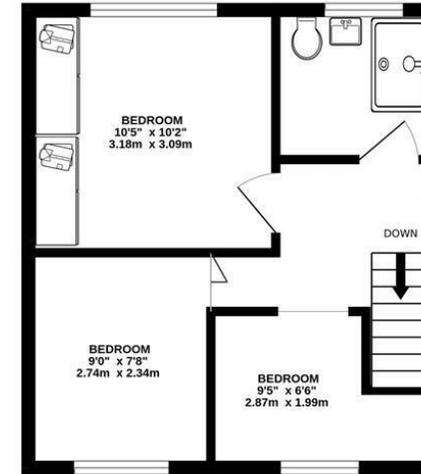
The rear garden has a hardstanding patio area and lawn. To the bottom of the garden is a further hardstanding area offering a secure parking space, and can be accessed from double wooden gates (accessible from the rear) A wide front garden is mainly laid to lawn with a central pathway. There is potential (subject to approval) to apply for a dropped kerb and open up the garden creating off street parking to the front for several vehicles.



**GROUND FLOOR**  
562 sq.ft. (52.2 sq.m.) approx.



**1ST FLOOR**  
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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	
Current	Target	Current	Target
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) <b>A</b>		(82 plus) <b>A</b>	
(61-81) <b>B</b>		(61-81) <b>B</b>	
(49-60) <b>C</b>		(49-60) <b>C</b>	
(35-48) <b>D</b>		(35-48) <b>D</b>	
(29-34) <b>E</b>		(29-34) <b>E</b>	
(17-28) <b>F</b>		(17-28) <b>F</b>	
(1-16) <b>G</b>		(1-16) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

**SERVICES:**

Local Authority: Kelvedon Hatch  
Council tax band: C  
Post code: CM15 0AR

**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](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)

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**Village Office**  
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