



**Keith
Ashton**

Parsonage Field, Doddinghurst
Brentwood



28 PARSONAGE FIELD

Doddinghurst Brentwood, CM15 0RN

Perfectly situated in a quiet cul-de-sac and being within a short walk of local shops and main bus routes into Brentwood Town Centre is this four, double bedroom detached house which benefits from having a spacious and well-fitted kitchen/breakfast room, two reception rooms, a ground floor shower room in addition to a first-floor family bathroom, plenty of off-street parking and an easy to maintain SOUTH FACING garden to the rear.

- FOUR DOUBLE BEDROOMS
- SPACIOUS LOUNGE
- SEPARATE DINING ROOM
- WELL-FITTED KITCHEN / BREAKFAST ROOM
- GROUND FLOOR SHOWER ROOM & FIRST FLOOR FAMILY BATHROOM
- EASY TO MAINTAIN REAR GARDEN
- PLENTY OF OFF STREET PARKING
- CONVENIENT LOCATION

Guide Price £590,000



Description

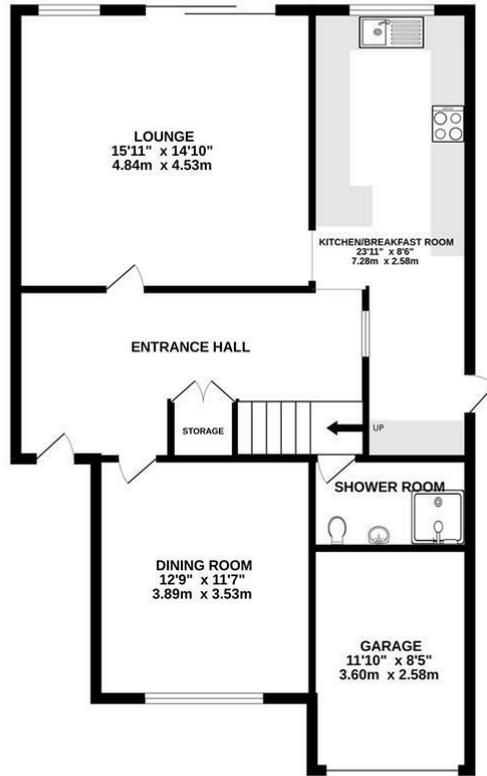
Entering the property, you find yourself in a large entrance hallway with stairs rising to the first floor with a large storage cupboard under and access into all rooms. This lovely home benefits from having two spacious reception rooms; a dining room which is located at the front of the property and a separate lounge which has sliding patio doors giving direct access to the patio in the rear garden. The kitchen/breakfast room is of a good size measuring some 23'11" in length and is fitted in light grey wall and base units providing ample storage options, with integrated appliances to include oven, microwave and hob with extractor above. There is also space in the kitchen for a table and chairs and further access into the garden from the side. Finishing the accommodation on this level is a modern, fully tiled ground floor shower room with walk-in shower, wash hand basin and w.c.

Rising to the first floor a spacious landing provides doors to all rooms. There are four, double bedrooms all having ample space for free standing or fitted furniture. The two bedrooms located at the front of the property have built-in storage. In addition to the ground floor shower room there is also a main family bathroom on the first floor, this is also fully tiled and includes a tile panelled bath with shower over, wash hand basin and w.c.

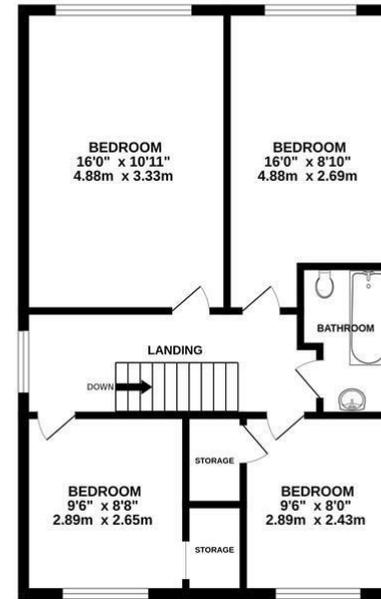
Externally, you will find an easy to maintain 35', SOUTH facing rear garden which commences with a paved patio, with steps up to the lawn. To the bottom of the garden there is a timber framed shed which will remain. Side access at the side of the property leads to the front of the house where a large block paved driveway allows excellent off-street parking for several vehicles. Viewers should note that the garage has been partially converted to allow for the creation of the ground floor shower room, however it does offer space for parking for a motorbike or Smartcar or for general storage.



GROUND FLOOR
869 sq.ft. (80.7 sq.m.) approx.



1ST FLOOR
613 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 1504sq.ft. (139.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A		(82 plus) A	
(61-81) B		(61-81) B	
(49-60) C		(49-60) C	
(35-48) D		(35-48) D	
(29-34) E		(29-34) E	
(17-28) F		(17-28) F	
(1-16) G		(1-16) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

SERVICES:

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

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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