



Keith  
Ashton

Hallam Close, Doddingtonhurst  
Brentwood



## 22 HALLAM CLOSE

Doddinghurst Brentwood, CM15 0NW

Requiring modernisation throughout and offering fantastic opportunity for improvement is this three bedroom, detached family home in a quiet turning in the centre of Doddinghurst Village. The property is in a perfect location and is just a short walk from the local primary and infant schools, along with village playing fields, All Saints Church and a good selection of local shops, including the popular Kervan Kitchen restaurant. The property is offered with vacant possession.

- DETACHED FAMILY HOME
- FANTASTIC OPPORTUNITY FOR IMPROVEMENT
- THREE DOUBLE BEDROOMS
- QUIET TURNING
- WALKING DISTANCE TO AMENITIES
- GARDEN BACKING ONTO WOODLAND
- OFF STREET PARKINIG
- NO ONWARD CHAIN

Guide Price £575,000



## Description

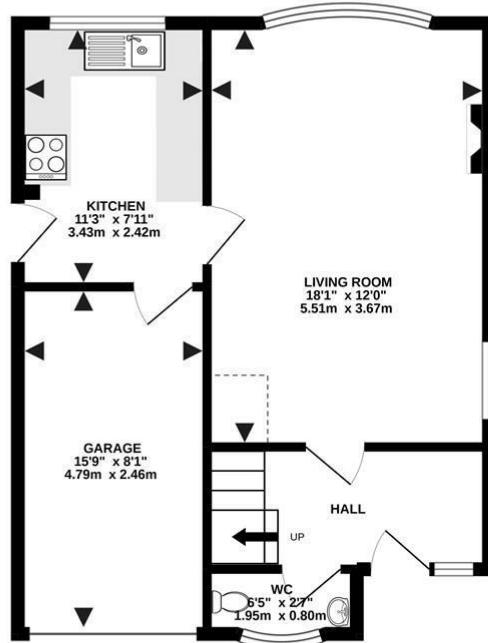
The property benefits from gas central heating and double glazing throughout, and has excellent potential for improvement, offering the chance to put your 'own stamp' on a family home in a desirable location. The ground floor accommodation comprises of a good-sized entrance hall with stairs to the first floor, a cloakroom, good-sized living room with bay window overlooking the rear garden, and a kitchen with space for free standing appliances and a pedestrian door giving access to the garage.

On the first floor you will find three double bedrooms, along with a family bathroom. The landing has handy storage cupboard and separate airing cupboard housing the water tank, and there is access to the loft, which is boarded, via a pull down loft ladder.

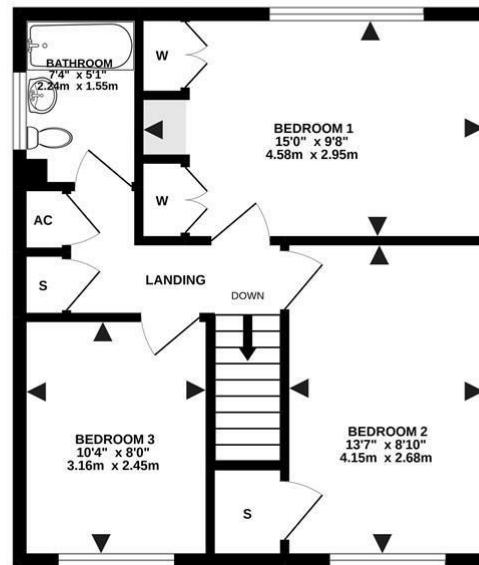
To the front of the property you have your own driveway which leads up to the garage, providing off street parking. The remainder is laid to lawn with a wonderfully scented shrub as you approach the front door. A pedestrian gate gives access to the side of the property and to the rear garden. The rear garden is mostly laid to lawn with mature shrubs, patio area and a pathway which leads to a gate at the bottom of the garden giving access to the beautiful woodland area beyond.



Ground Floor  
509 sq.ft. (47.3 sq.m.) approx.



1st Floor  
467 sq.ft. (43.4 sq.m.) approx.

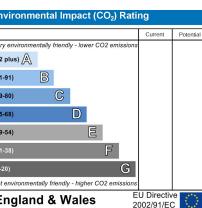
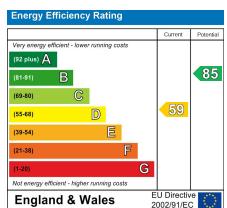


[www.epcsinsex.co.uk](http://www.epcsinsex.co.uk)

TOTAL FLOOR AREA: 976 sq.ft. (90.7 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the information contained in this plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### SERVICES:

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

### 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)

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