







## 11 LIME GROVE

Doddinghurst Brentwood, CM15 0QX

Coming to the market for the first time in over 30 years is this four, double bedroom, semi-detached chalet style family home situated in the heart of Doddinghurst Village and being within walking distance of local amenities, including village hall, playing fields, Doddinghurst Infant and Primary School and the popular Kervan Kitchen restaurant. Viewers looking for access to Brentwood High Street and Mainline train station with fast trains into London and the recently opened Elizabeth Line, will note that there is a short drive of around 4 miles to these facilities.

- POPULAR VILLAGE LOCATION
- FOUR DOUBLE BEDROOMS
- GROUND FLOOR SHOWER ROOM
- SPACIOUS LOUNGE 21'5 X 11'10
- EXTENDED KITCHEN / DINER
- UPVC DOUBLE GLAZED GARDEN ROOM
- MATURE REAR GARDEN
- AMPLE OFF STREET PARKING

Offers In Excess Of £500,000





## Description

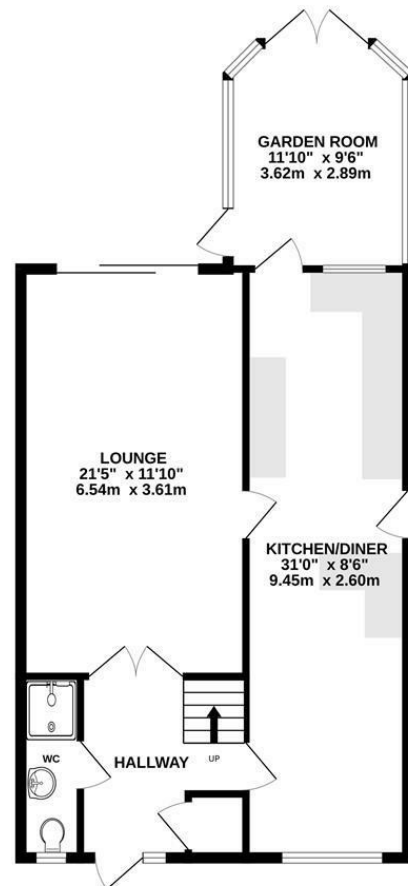
Low rise steps at the front of the property lead up to the front door, where you have access into a spacious hallway. Stairs in the hallway rise up to the first floor and there is a door into a ground floor shower room which is fitted in a three piece suite, with enclosed shower cubicle. Glazed, double doors open from the hallway into a spacious lounge measuring 21'5 x 11'10. There are sliding patio doors to one end of the room allowing for lots of natural lighting along with access into the rear garden. Viewers will note that the original garage has now been converted to accommodate a larger kitchen / diner which can be accessed from both the hallway and the separate lounge. The well fitted kitchen has a range of white wall and base units with wood effect work surface to counter tops and there is a peninsular breakfast bar with further base units. Integrated appliances include double oven, and gas hob with extractor above. There is further space for an American style fridge/freezer. A door in the kitchen gives access to the side pedestrian access, with a further door through to the garden room at the rear. The spacious UPVC garden room with solid roof, has a set of French doors and further single door, both giving access into the rear garden.

Rising to the first floor you have access to all four double bedrooms. The three largest rooms have fitted bedroom furniture, with a further bedroom having been fitted with shelving as it is currently being used as the study. Additionally, to this level you will find a fully tiled shower room with large corner shower cubicle, w.c. set into unit and wash hand basin.

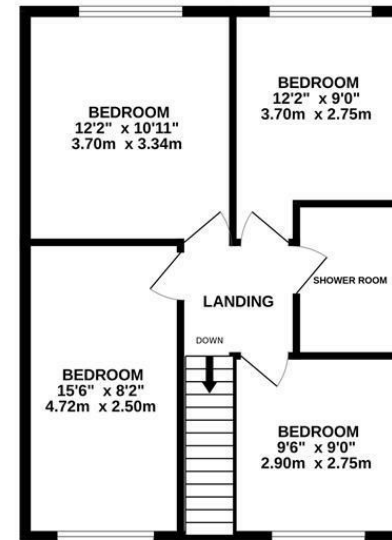
Externally, the property has a mature rear garden with patio areas to the immediate rear of the house. There is useful side pedestrian access through to the front garden. A feature archway has steps leading down to the bottom of the garden where there is a lawn and further flower beds with mature shrubs. A large composite shed with double doors provides excellent outside storage options. To the front there is a block paved driveway allowing for off street parking with the remainder being laid to flowerbeds. The front garden could be opened up to create further parking spaces if required.



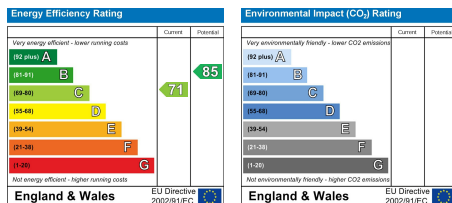
GROUND FLOOR  
741 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1293 sq.ft. (120.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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### SERVICES:

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

### 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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