



Keith
Ashton

Littlebury Court, Kelvedon Hatch
Brentwood



2 LITTLEBURY COURT

Kelvedon Hatch Brentwood, CM15 0XQ

Located in the popular 'Littlebury Court' in Kelvedon Hatch Village and being within walking distance of all local amenities is this good-sized, three-bedroom, detached family home with an un-overlooked garden, integral garage and covered carport. The property has a spacious and versatile ground floor layout with two receptions, study, cloakroom, kitchen and a large utility room. Kelvedon Hatch is a desirable village situated a little over 4 miles to Brentwood and Shenfield Town Centres where you have access to high street shopping and mainline train services into London.

THREE GOOD-SIZED BEDROOMS
STUDY

DETACHED HOUSE
KITCHEN & SEPARATE UTILITY

UN-OVERLOOKED REAR GARDEN
GROUND FLOOR W.C.

TWO RECEPTIONS
COVERED CARPORT & GARAGE



Offers In Excess Of £550,000



Description

A large and bright porch at the front of the property offers an ideal space for coat and shoe storage. There is further door which opens into the spacious reception hallway, where there are stairs rising to the first floor with storage space under, and further storage available in a double fitted cupboard. There is a modern ground floor cloakroom which is fitted with a white suite comprising: wash hand basin set into a vanity unit and a close coupled w.c. For applicants looking to have a quiet space to work from home there is a separate study. The property has two further reception rooms; a good-sized lounge which in turn has double doors through to the garden room; a lovely room with high pitched roof and UPVC windows overlooking the garden. A well-fitted kitchen has a good range of oak wall and base units with glass display cabinets and end shelving, and includes integrated double oven, microwave and hob with extractor above. There is also a breakfast bar with seating for two. Off the kitchen there is a large utility room with wall and base units, sink unit and larder cupboard, this room has access into the garden and to the rear of the garage.

Rising to the first-floor landing there are doors to all rooms and a handy airing/storage cupboard. Bedrooms one and two have fitted wardrobes and the third bedroom has a built-in double wardrobe with fixed cupboards above running the length of the wall. The family bathroom with fully tiled walls, is fitted in a white suite comprising of a tile panelled bath with shower over, pedestal wash hand basin and close coupled w.c.

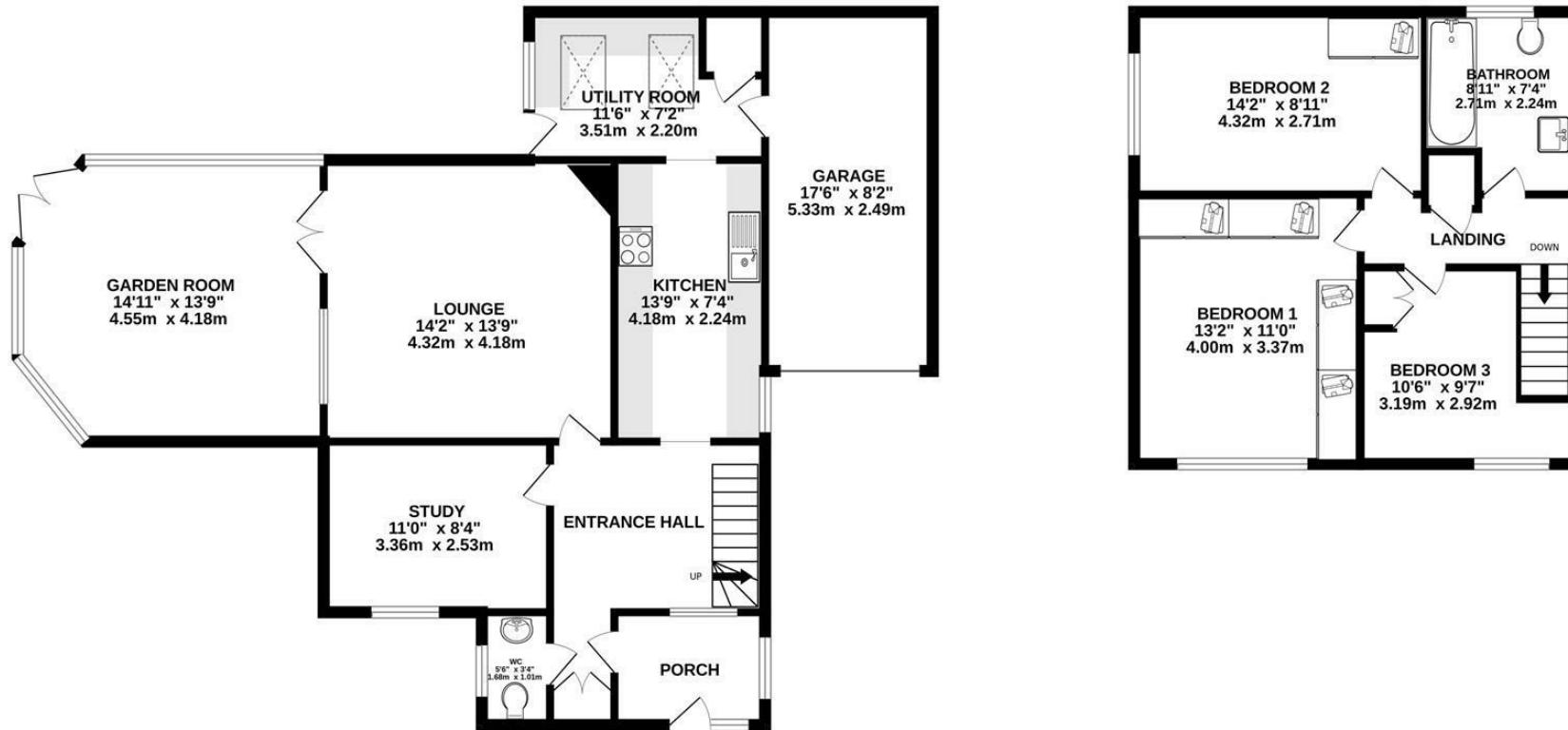
Externally there is a largely un-overlooked garden which sits to the side of the property. The garden has been well-maintained with neat lawn and raised flower beds with a sunny patio area at the bottom of the garden. There are further patio sections which wrap around the property to the rear and the front, where there is also pedestrian access. Parking is provided by way of a covered carport which leads to an integral garage with pedestrian door into the utility room.





GROUND FLOOR
964 sq.ft. (89.6 sq.m.) approx.

1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1438 sq.ft. (133.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(B2 plus) A			
(B1-51) B			
(60-80) C			
(55-40) D			
(39-34) E			
(21-30) F			
(1-16) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(B2 plus) A			
(B1-51) B			
(60-80) C			
(55-40) D			
(39-34) E			
(21-30) F			
(1-16) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU

SERVICES:

Local Authority: Brentwood
Council tax band: E
Post Code: CM15 0XQ

VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

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

