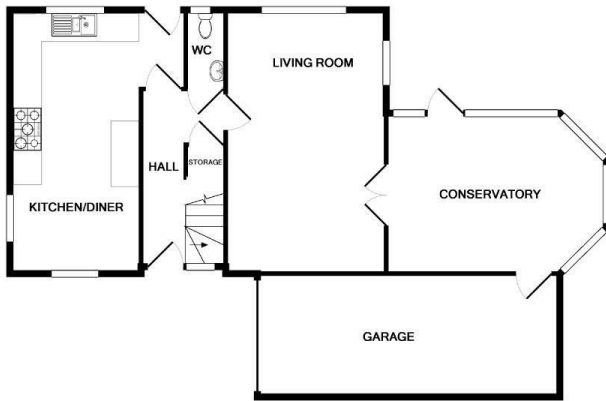


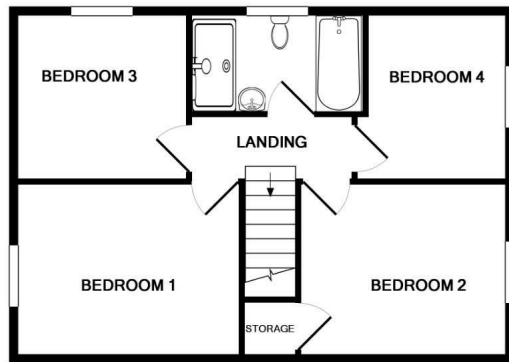


**Keith  
Ashton**

Roding Drive, Kelvedon Hatch  
Brentwood



GROUND FLOOR  
APPROX. FLOOR  
AREA 841 SQ.FT.  
(78.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 494 SQ.FT.  
(45.9 SQ.M.)



27 Roding Drive, Kelvedon Hatch, Brentwood, CM15 0XA

Situated in a private courtyard is this four bedroom detached house, which has full double glazing throughout and own drive to garage with parking for two vehicles. The property has a good sized kitchen/diner which is 'L' shaped and includes a Range cooker and an American style fridge/freezer, a ground floor cloakroom, large lounge with double doors leading onto a vaulted ceiling UPVC conservatory. To the first floor are four bedrooms and a large bathroom, which includes both a double shower tray and a separate bath and is fully tiled both to walls and floor. The house has a large 'L' shaped garden which wraps around the property and has different areas for sitting with patios, decking and pergolas along with an ornamental pond and a couple of sheds.

£485,000

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(81-91) A			(81-91) A		
(61-80) B			(61-80) B		
(41-60) C			(41-60) C		
(21-40) D	57		(21-40) D	54	67
(1-20) E			(1-20) E		
(1-20) F			(1-20) F		
(1-20) G			(1-20) G		

Not energy efficient - higher running costs  
EU Directive 2002/91/EC

Not environmentally friendly - higher CO<sub>2</sub> emissions  
EU Directive 2002/91/EC

**SERVICES:**

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

**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 OFFICIAL 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.

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Tel. 01277 260858

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Explore more @ [www.keithashton.co.uk](http://www.keithashton.co.uk)

