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## Bonningtons, Brentwood, CM13

Situated in the popular Thriftwood area of Hutton, within St Martins school catchment (subject to acceptance), is this exceptionally well presented three bedroom semi-detached house. The spacious accommodation comprises; lounge with french doors leading to a sizeable conservatory, modern kitchen/diner to the ground floor, with family bathroom upstairs. The property enjoys a low maintenance rear garden, single garage and off street parking. Available from the beginning of July, unfurnished. EPC D.

01277 225191  
lettings@wnproperties.co.uk



£1,750.00 pcm

Council Tax Band D



Entrance door leads to;

**Living Room 17' 0" x 12' 7" (5.18m x 3.83m)**

Access to first floor. Initially laid to wood flooring with remaining being carpeted, under stairs storage cupboard, double glazed window to front, double doors leading to conservatory, open plan access to;

**Kitchen/Diner 17' 0" x 10' 11" (5.18m x 3.32m)**

Range of light cream gloss base and wall mounted units with black granite work surface. Stainless steel one and a half bowl sink unit. Appliances include; four ring gas hob, oven with cooker hood, integrated fridge freezer, washing machine and dishwasher. Wooden flooring. Double glazed window to front and door leads to;

**Conservatory 21' 7" x 9' 7" (6.57m x 2.92m)**

Wooden flooring, access to rear garden via double glazed double doors and triple aspect double glazed windows.

**First Floor Landing**

Carpeted staircase and landing, access to loft via hatch, double glazed window to front.

**Bedroom 1 12' 10" x 10' 5" (3.91m x 3.17m)**

Double glazed window to rear, built in airing cupboard, carpet.

**Bedroom 2 9' 6" x 9' 5" to front of wardrobe (2.89m x 2.87m)**

Double glazed window to rear, range of wardrobes to one wall, carpet.

**Bedroom 3 9' 7" max x 6' 8" x 6' 5" (2.92m max x 1.97m x 1.95m)**

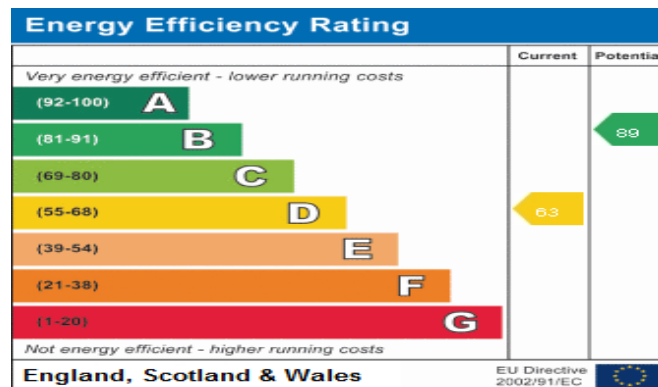
Built in storage cupboard, double glazed window to front, carpet.

**Family Bathroom**

White suite comprises close coupled WC, vanity wash hand basin with cupboard beneath, bath with tiled surround and shower unit over with fitted shower screen. Heated towel rail. Obscure double glazed window to front. Tiled floor.

**Exterior**

Rear garden initially laid to decking leading to artificial grass with patio areas. Wooden shed. Access to front via side of house. Off street parking for one car in front of single garage. Flowerbed borders.



Address:  
Bonningtons Hutton Brentwood CM13

## HOLDING DEPOSIT

A one week holding deposit is required to secure this property. Please ask for a copy of our 'Guide for Tenants' for a full list of costs applicable to this or any of our properties. Please note your holding deposit is at risk if you withdraw from the transaction or do not disclose something that affects your ability to pass references.

148 Hutton Road Shenfield Essex CM15 8NL 01277 225191 lettings@wnproperties.co.uk

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