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# Hutton Drive Hutton



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## Hutton

£425,000

An attractive three bedroom terraced house situated in this popular location close to a local shopping parade and within 1.4 miles of Shenfield station. The accommodation comprises; entrance hall leading to lounge which is open to the dining room, modern fitted kitchen and a full width rear conservatory. On the first floor there are two double and one single bedrooms and a family bathroom. The property also benefits from off street parking for two cars and a 77' (subject to land survey) south facing rear garden . St Martins school catchment, subject to acceptance. EPC C.



### **Entrance Hall**

Wood effect flooring, radiator with cover, storage cupboard housing electric meter, stairs to first floor and useful storage underneath. Doors to;

### **Lounge 12' 5" plus bay x 12' 0" (3.78m x 3.65m)**

Spacious and light room with wood effect flooring, cornice to ceiling, bay window to front, radiator, feature fire with decorative surround and open to;

### **Dining Room 8' 9" x 8' 6" (2.66m x 2.59m)**

Wood effect flooring, radiator, cornice to ceiling and french doors leading to;

### **Conservatory 16' 4" x 9' 6" (4.97m x 2.89m)**

Spacious and light room with skylights, windows to rear, french doors leading to garden, radiator and open to;

### **Kitchen 10' 0" x 8' 8" (3.05m x 2.64m)**

Modern kitchen with a range of wall and base fitted units with wood effect work surfaces. Sink with drainer, gas hob with cooker hood above and electric oven and combination oven below. Fridge/freezer and dishwasher to remain and space for washing machine. Part tiled walls and door leading back to entrance hall.

### **First Floor Landing**

Loft hatch and doors to;



**Bedroom 1** 12' 6" to rear of wardrobes plus door recess x 10' 0" to rear of wardrobes (3.81m x 3.05m)

Double bedroom with fitted wardrobes, side tables and chest of drawers. Radiator with cover and window to front.

**Bedroom 2** 12' 3" to rear of wardrobes plus door recess x 8' 6" (3.73m x 2.59m)

Double bedroom with fitted wardrobes, radiator and window to rear.

**Bedroom 3** 10' 0" to rear of wardrobes x 7' 5" (3.05m x 2.26m)

Wardrobes to remain, radiator and window to front.

### **Bathroom**

Three piece suite comprising; low level WC, vanity wash hand basin with mixer tap and storage below, panelled bath with wall mounted electric power shower and shower screen. Part tiled walls, heated towel rail and obscured window to rear.

### **Externally**


To the front there is a block paved driveway providing off street parking for two cars and shared side access leads to rear garden via a side gate. The rear gardens enjoys a southerly aspect and measures 77' (subject to land survey). Garden is mainly lawn with decked areas, shrubs and flower beds to sides and fenced borders. Shed to remain.









Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>	69	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

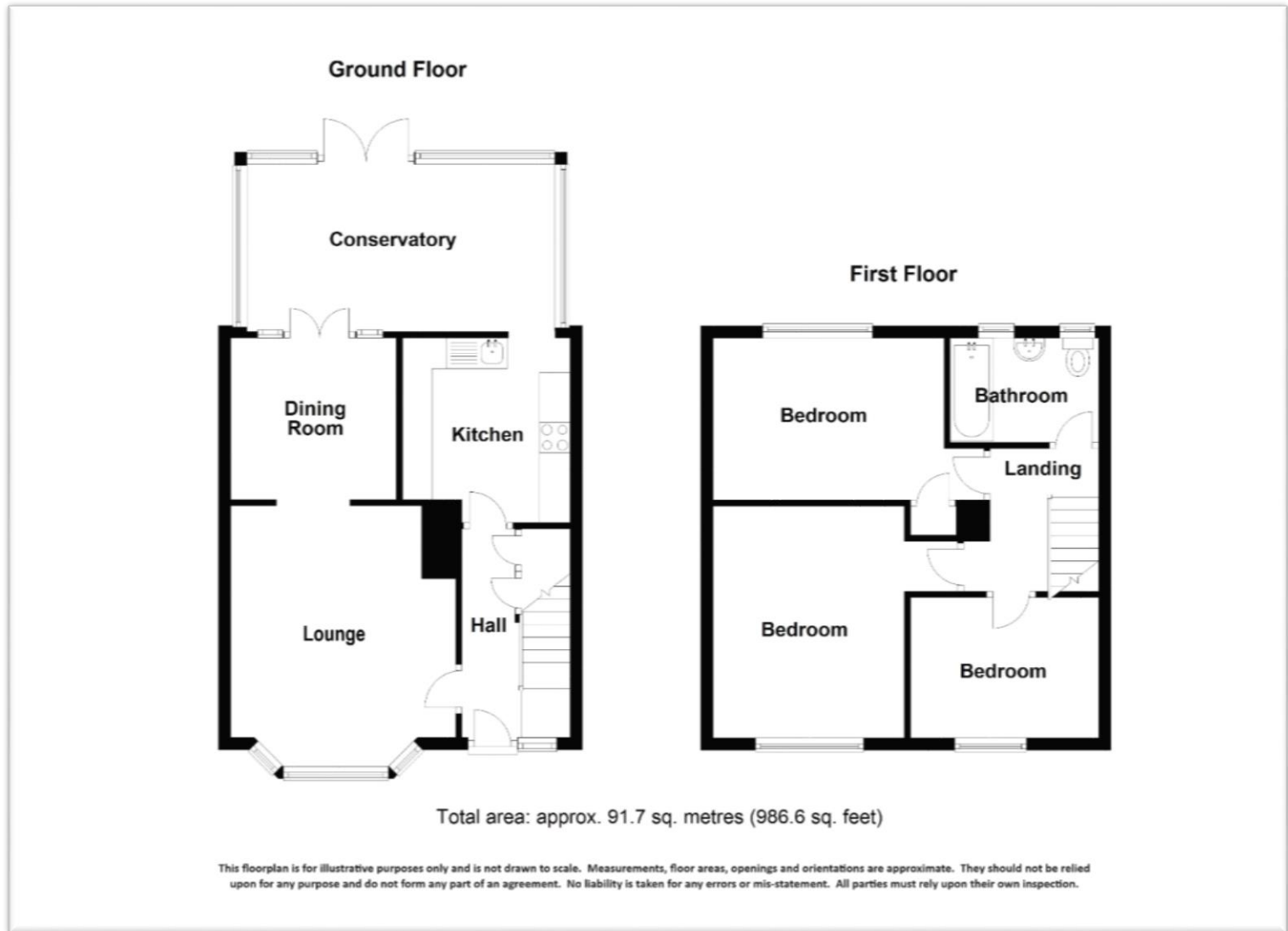
Council Tax Band C

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