



wnproperties.co.uk

Rayleigh Road, Hutton

WN
PROPERTIES

Rayleigh Road Hutton

Guide Price £550,000

Great location close to Shenfield Broadway and mainline railway station with services to London Liverpool Street and beyond via the Elizabeth line and offering deceptively spacious semi-detached accommodation. Hallway lobby leads to a spacious lounge, well fitted kitchen/breakfast room with appliances, three double bedrooms and spacious shower room. Carport parking for one car and gated access to rear south facing courtyard garden. The property is also close to local schools (subject to acceptance) Offered with no onward chain. EPC D.



Entrance

Hardwood entrance door and side window, oak flooring and door to:

Living Room 14' 6" x 11' 10" (4.42m x 3.60m)

Spacious room with window overlooking courtyard garden, oak flooring, feature wooden beam, two radiators and doors to lobby area, bedroom two and:

Bedroom One 11' 6" x 9' 10" > 8' 3" (3.50m x 2.99m)

Window overlooking courtyard garden and high level window to side. Oak flooring and radiator.

Bedroom Two 11' 3" x 7' 9" (3.43m x 2.36m)

Windows to front and side. Oak flooring and radiator.

Lobby

Oak flooring and doors to:

Kitchen/Breakfast Room 15' 8" x 8' 3" (4.77m x 2.51m)

Fitted with a comprehensive range of base, wall and drawer units with complimentary granite work surfaces. Neff five ring gas hob with Neff double oven below and Elica cooker hood above. Attractive tiling to walls. Integrated Neff washing machine and dishwasher. Inset stainless steel sink with mixer tap. Integrated fridge/freezer, pull out larder storage and wall mounted Worcester gas central heating boiler concealed in cupboard. Window overlooking courtyard and door to rear. Radiator and tiled floor.

Bedroom Three 11' 5" x 7' 7" (3.48m x 2.31m)

Window to front, oak flooring, radiator and small low level cupboard housing electrical consumer unit.

Shower Room

Concealed cistern w.c., vanity wash hand basin with storage below and feature mirror above. Step up to walk in shower with fixed shower head and separate hand shower attachment. Tiling to walls and floor. Chrome towel warmer and wall mounted shaver point. Part vaulted ceiling with Velux style skylight window.

Externally

Small shrub area with brick retaining wall and covered carport for one car. Gated side access to:

Rear Courtyard Garden

Pleasant south facing decked area with sleeper raised flower and shrub beds.






W**N**

PROPERTIES



| Energy Efficiency Rating | | Current | Potential |
|--|----------|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 78 |
| (55-68) | D | 55 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC |  |

WWW.EPC4U.COM

Council Tax Band D

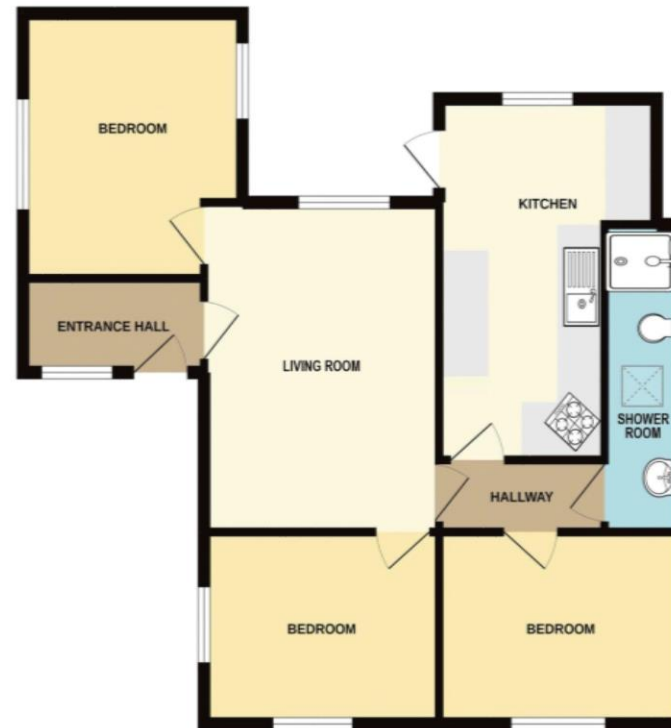
148 Hutton Road
Shenfield
Essex CM15 8NL
01277 225191

admin@wnproperties.co.uk

wnproperties.co.uk



GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA: 704 sq.ft. (65.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Housify 10/2022

Every effort has been made to ensure the accuracy of these particulars that have been prepared in good faith in conjunction with the vendor and they cannot be guaranteed and should not form part of any offer or contract. We have not checked the existence of relevant permissions, legal ownership, fixtures, fittings and appliances are in working order or fit for purpose. Photographs are for general information and it cannot be inferred that any items shown are included in the sale or within the ownership of the seller and therefore must be verified by your legal representative. No assumptions can be made from any description or image, relating to the type of construction or structural condition. All measurements are approximate, and any drawings or floorplans provided are for general guidance and are not to scale. Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008.