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Queenswood Avenue Hutton

WN
PROPERTIES

Queenswood Avenue Hutton

Offers in Excess of £490,000

Immaculately presented and refurbished in recent years, semi detached house in the ever popular Long Ridings area with local shops and services nearby. Benefitting from own driveway to attached garage, the accommodation currently comprises: lounge, open plan kitchen/diner, three bedrooms and family bathroom. Well maintained rear garden and lawned area to front with, as previously mentioned own driveway providing parking. Situated just over a mile to Shenfield station and Broadway with local schools nearby. Current owners had planning permission granted in 2017 to convert the garage to create another reception room, utility room, cloakroom and a large rear extension (planning now lapsed 17/01565/FUL) EPC D.



Entrance Hall

Understairs storage cupboard housing meters and stairs rising to first floor. Wood effect tiled flooring, radiator, door to lounge and door to;

Kitchen/Diner 20' 1" x 7' 8" (6.12m x 2.34m)

Modern kitchen with grey matte wall and base fitted units with quartz worktops and upstands. Inset sink with mixer tap and drainer. High level fitted Neff oven and grill. Integrated fridge/freezer, dishwasher and washing machine.

Electric hob with cooker hood above and splashback. Breakfast bar with space for two chairs and space within the dining area for a table and chairs. Wood effect tiled flooring, window and bi-fold doors to rear. Radiator and open to;

Lounge 13' 7" max x 11' 1" (4.14m x 3.38m)

Spacious and light room with contemporary style gas fire inset into chimney breast, radiator and window to front with shutters to remain.

First Floor Landing

Obscured window to side, loft hatch providing access to loft via ladder. Doors to;

Bedroom 1 11' 4" x 10' 3" (3.45m x 3.12m)

Radiator and window to front with shutters to remain.



Bedroom 2 11' 4" x 9' 1" (3.45m x 2.77m)

Storage cupboard, radiator and window to rear.

Bedroom 3 8' 4" x 7' 0" (2.54m x 2.13m)

Radiator and window to front with shutters to remain.

Bathroom

Modern bathroom with three piece suite comprising; low level WC, vanity wash hand basin with mixer tap and storage below. P shaped bath with shower above and glass shower screen. Heated towel rail, tiled walls and floor. Obscured windows to rear.

Garage 20' 7" x 7' 8" (6.27m x 2.34m)

Generous size garage with up and over door, power and light.

Externally


Attractive west facing rear garden with large patio area and adjacent lawn. Mature trees and fenced boundaries.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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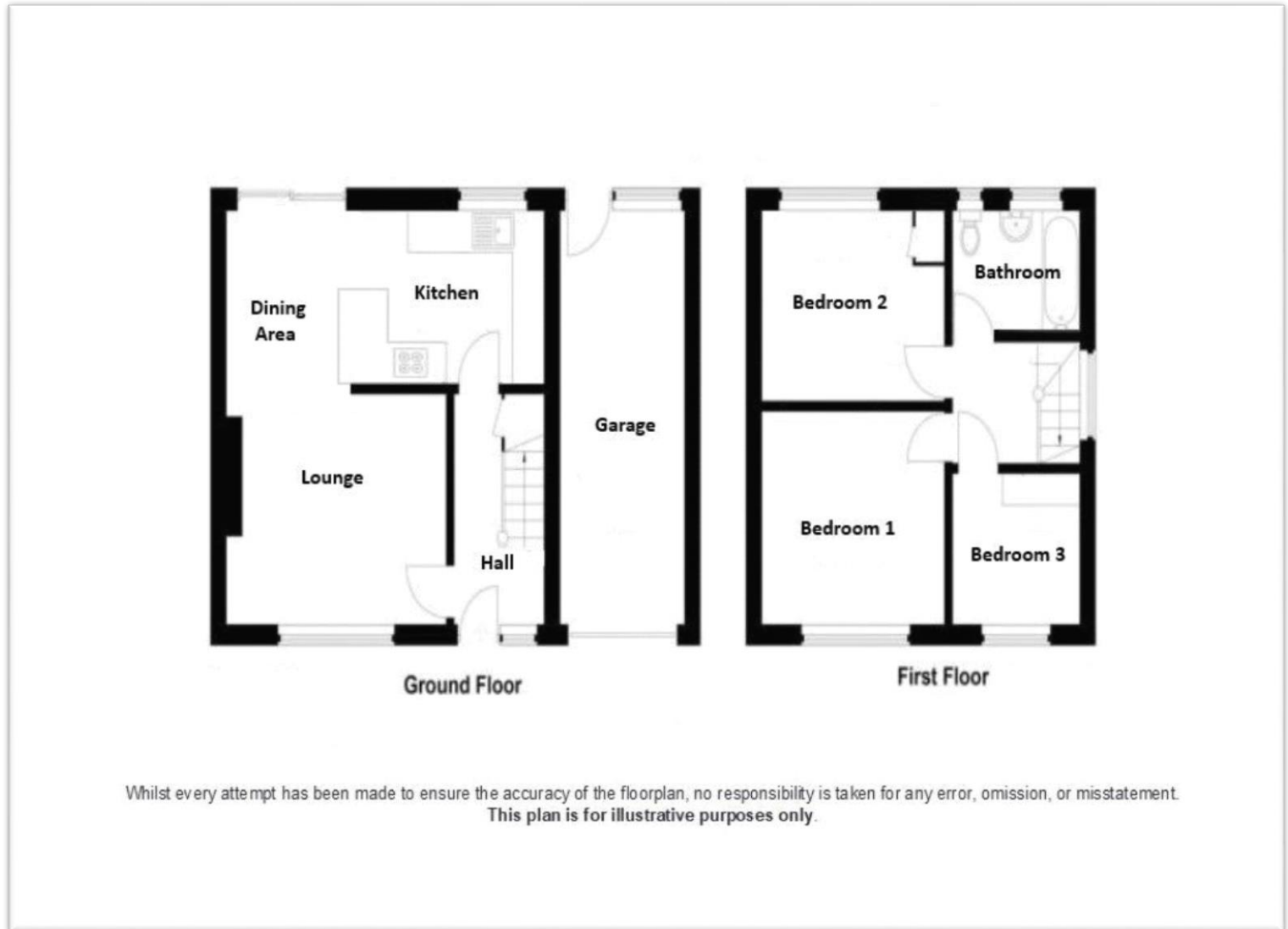
Council Tax Band D

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