



Brockley Grove, Hutton

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Hutton Mount

Offers Over £1,500,000

This spacious three level family residence is located in a highly desirable area 0.6 miles from Shenfield mainline station and Broadway. The property offers ideal scope for alteration and refurbishment, with four reception rooms and kitchen/breakfast on the ground floor, five bedrooms and en-suite bathroom on the first floor, and two additional rooms on the second floor currently used as a home office and playroom. Shenfield Broadway offers a range of local shops, restaurants and bars, as well as a fast and frequent rail service to London, including the Elizabeth Line for the West End and Heathrow beyond. Externally, the gardens are L-shaped and occupy a corner position, with a large independent driveway leading to a double width garage and side access to the rear. The property is offered for sale with no onward chain. EPC C.



Entrance Hall

Stairs rising to first floor. Built in coat cupboard and doors to;

Cloakroom

Two piece white suite and window to front aspect.

Study 11' 0" x 9' x 10' 2" (3.35m x 3.10m)

Window to front aspect.

Lounge 22' 0" x 13' 6" (6.70m x 4.11m)

Attractive dual aspect room with window to side and French doors leading to the rear garden. Glazed pannelled double doors to:

Dining Room 16' 3' into bay x 10' 0" (4.95m x 3.05m)

Bay window overlooking rear garden.

Family Room 14' 0" x 11' 0" (4.26m x 3.35m)

Window to rear aspect.

Kitchen/Breakfast Room 20' 8" x 9' 10" (6.29m x 2.99m)

Wood fronted base and wall cabinets. Space for range cooker with cooker hood above and space for fridge/freezer. Single drainer sink unit and integrated dishwasher. Windows to side aspect and space for breakfast table. Door to front and further door leading to;

Utility Room 8' 0" x 6' 10" (2.44m x 2.08m)

Space for washing machine and tumble dryer. Fitted cupboards and wall mounted Worcester Bosch gas boiler. Door leading to side.

First Floor Landing

Stairs leading to second floor and doors to;

Bedroom 1 18' 7" x 12' 0" (5.66m x 3.65m)

Comprehensive range of fitted wardrobes either side of the room with space for divan and bedside cabinets. Bay window to rear aspect. Access to dressing area and window to side.

Dressing Room Area 10' 10" x 6' 1" (3.30m x 1.85m) to rear of wardrobes.

Fitted wardrobes, window to side and door to;

En-suite Bathroom

Panel enclosed bath with shower over, WC and pedestal wash hand basin. Window to front.

Bedroom 2 14' 0" x 11' 7" (4.26m x 3.53m) to rear of wardrobes.

Fitted wardrobes and cupboards. Windows to rear and side.



Bedroom 3 13' 3" x 11' 0" (4.04m x 3.35m) to rear of wardrobes.
Fitted wardrobes and window to side.

Bedroom 4 12' 8" x 8' 10" (3.86m x 2.69m) to rear wardrobes.
Fitted wardrobes and window to rear.

Bedroom 5 11' 0" x 7' 2" (3.35m x 2.18m)
Window to side aspect.

Bathroom

White suite comprising bath and separate shower, WC and pedestal wash hand basin.
Window to front. and radiator/towel rail.

Second Floor Playroom/Bedroom 17' 9" x 9' 6" (5.41m x 2.89m) plus door recess.
Ideal teenagers room or additional bedroom. Three sky light windows and eaves storage cupboard. Door to;

Bedroom/ Home Office 17' 9" x 11' 3" (5.41m x 3.43m) to rear of wardrobes.
Currently used as a home office. Fitted wardrobes/storage cupboards. Sky light windows to ceiling.

Externally

The property is situated in a corner plot position and is approached via a large independent driveway providing parking for multiple vehicles, access to garage and side access to the rear garden. The rear garden has a block paved patio area leading to lawn with established borders.

Double Garage 18' 10" x 17' 7" (5.74m x 5.36m)

Electric garage door, two windows to rear, pedestrian door to side, water tap, power and lighting.







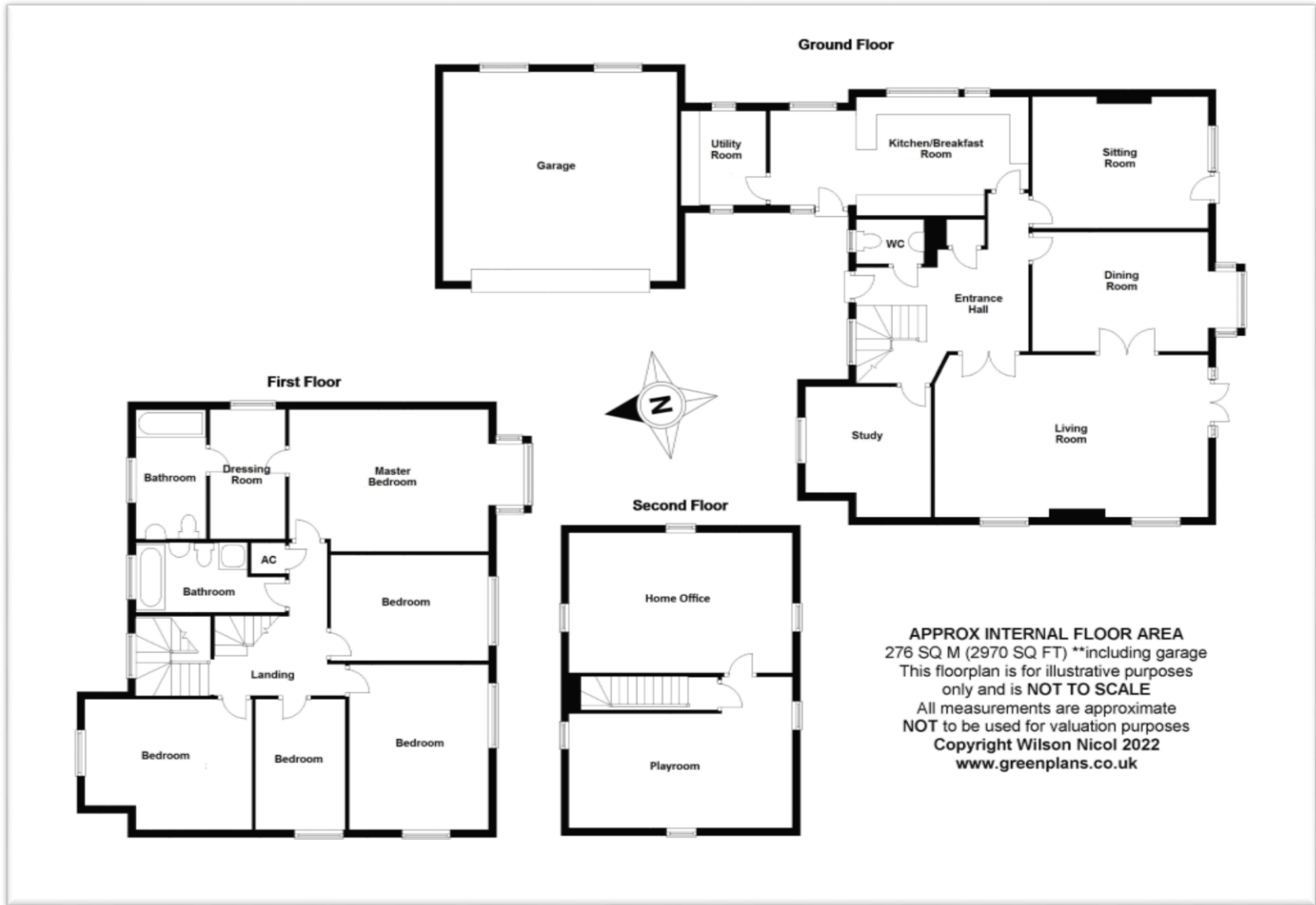


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band H

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