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## Byron Road, Hutton, Brentwood

A well appointed and extended two bedroom semi-detached bungalow, located within 1.1 mile from Shenfield Broadway and mainline railway station. Featuring a modern kitchen and bathroom, and with a bonus reception area to the rear, the property further offers a spacious rear garden and off street parking. Available from mid-end July 2023, unfurnished. EPC D

£1,700 pcm

Council Tax Band C

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### Entrance Hallway

With access to loft via ladder.

### Living Room 16' 5" x 10' 0" (5.00m x 3.05m)

Wood effect flooring, French doors to rear garden, double glazing throughout.

### Bedroom 1 15' 4" x 7' 6" (4.67m x 2.28m)

Bay windows to front, two fitted wardrobe's with further storage overhead.

### Bedroom 2 12' 9" x 8' 8" (3.88m x 2.64m)

Range of fitted wardrobes with inset for bed.

### Shower Room

Three piece suite comprising: shower cubicle, wall hung wash hand basin, close coupled W/C. Tiled walls & heated towel rail.

### Kitchen 10' 3" x 8' 11" (3.12m x 2.72m)

Fitted with a comprehensive range of fitted base and wall mounted cupboards with contrasting wood style work surfaces and flooring. Appliances to include; four ring gas hob, with cooker hood over and electric single oven beneath, integrated fridge/freezer.

### Extension 15' 11" x 9' 3" (4.85m x 2.82m)

Access to garden. Plumbing for and including free standing washing machine. Tiled floor.

### Exterior

Rear garden commences with decked area and steps leading to remainder being laid to lawn. Front offers hardstanding for two family sized cars.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

## 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.