



Hutton Road, Shenfield

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£1,375,000

A fantastic opportunity to acquire this attractive property enviably situated in the centre of Shenfield that is extremely convenient for superb local amenities and mainline railway station for a fast and frequent service to London, including the Elizabeth line for the West End and Heathrow airport. The well maintained, flexible accommodation provides two reception rooms, kitchen/breakfast room, utility room and playroom in addition to a luxury ground floor bedroom suite with an en-suite shower and dressing area. There are four first floor bedrooms, en-suite shower to one of the bedrooms and family bathroom. Externally a block paved in-out driveway provides multiple off street parking spaces and there is a 60' south facing rear garden. EPC D.



Entrance Hall

Heavy oak style entrance door with obscure glazed insert. L-shaped hallway with leaded light window to side, two radiators, built-in coat cupboard, stairs rising to first floor, understairs recess, cornice to ceiling and Travertine tiled flooring and doors to;

Living Room 21' 0" x 12' 4" (6.40m x 3.76m)

An attractive room overlooking the rear garden with double glazed leaded light style picture window and double glazed leaded light style French doors to patio. Cornice to ceiling, two radiators and stone fire surround and hearth.



Dining Room 14' 0" x 9' 8" (4.26m x 2.94m)

Double glazed leaded light style bow window to front aspect, cornice to ceiling, radiator, feature recessed alcoves with decorative mouldings and incorporating glass shelving with cupboards below and concealed lighting.

Cloakroom

Contemporary fitted two piece suite comprising close coupled wc and wash hand basin with wood fronted cupboard beneath. Radiator, cornice to ceiling, obscure double glazed leaded light style window to side aspect, Tiled flooring.

Kitchen/Breakfast Room 30' 7" x 9' 0" max. (9.31m x 2.74m)

Luxuriously appointed comprising a range of base cupboards, drawers and eye level cabinets with granite worksurfaces and inset sink and mixer tap. Range style cooker set in chimney style recess with concealed extraction and tiled splashback. Porcelain tiled floor, integrated dishwasher and two fridge/freezers. Pull out larder cupboard. Peninsular breakfast bar area with space for bar stools and adjacent access to breakfast area with space for table and chairs, part vaulted ceiling and leaded light style windows to the side and rear. Sky-light window and double glazed leaded light french doors to garden.

Utility Room 8' 5" x 6' 10" (2.56m x 2.08m)

Grey coloured shaker style base and eye level cupboards with space for stacking washing machine and tumble dryer. Sink with cupboard beneath and further cupboard housing gas fired boiler. Porcelain tiled floor, door to playroom and further part glazed door leading to the garden.

Playroom 16' 4" x 7' 6" (4.97m x 2.28m) to rear of cupboards.

Converted from the original garage with window to side aspect and fitted floor to ceiling storage cupboards.

Bedroom Suite 24' 6" x 13' 6" > 12' (7.46m x 4.11m)

A superb room extending from front to the rear of the property with double glazed leaded light style picture window to front and further double glazed leaded light style window to side. Fitted floor to ceiling wardrobes with shelving and hanging space. Further fitted wardrobes and matching dressing table, radiator, tv point and access to a further area measuring 3.53m (11'7) x 2.31m (7'7) that can be used as a dressing

room, study or sitting area. Double glazed leaded light style bow window overlooking the garden and double glazed leaded light style French doors providing access. Double radiator and cornice to ceiling.

First Floor Landing

A spacious open landing measuring 20' reducing to 12'7 x 11' > 7' into eaves. Large eaves linen cupboard, double glazed sky light window to rear and doors to;

Bedroom 2 14' 4" x 9' 9" (4.37m x 2.97m)

Double bedroom with double glazed leaded light style window to side, cornice to ceiling with spotlights, large built-in eaves storage cupboard, double radiator and door to:

En-suite Shower

Modern fitted with wash hand basin and cupboard beneath, close coupled wc and separate shower cubicle, ceramic tiled floor and eaves storage cupboard.

Bedroom 3 12' 4" into dormer x 9' 11" (3.76m x 3.02m)

Double bedroom with double glazed leaded light style dormer window to front, double radiator and cornice to ceiling.

Bedroom 4 12' 1" into eave x 9' 6" > 13 into dormer (3.68m x 2.89m)

Double bedroom with double glazed leaded light style dormer window to front aspect, radiator, access to partly boarded loft with lighting.

Bedroom 5 11' 0" x 8' 4" (3.35m x 2.54m) into eaves.

Currently used as a home office with double glazed skylight window to side, radiator (partially restricted head height).

Bathroom

Modern fitted comprising; wash hand basin with cupboard beneath, close coupled wc, bath with shower over and folding glazed shower screen. Tiled walls in quality ceramics, ceramic tiled floor, radiator and leaded light window to rear. (part restricted head height).

Externally

Positioned back from the road and secluded by an established evergreen hedge with block paved in-out driveway providing multiple parking spaces. Pedestrian side access via gate and path to the rear garden. The opposite side of the property provides covered storage area with garden shed providing front and rear access. The rear garden enjoys a southerly aspect and extends to 60' (18.28m) in length commencing with a smooth sandstone paved patio leading to lawn with shingled beds, garden shed and established trees at the rear boundary.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	55	
(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 G

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