



Hutton Drive, Hutton

Hutton Drive

Hutton

£400,000

A very well presented two bedroom terraced property situated in a popular area of Hutton, convenient for local shops and schools and also 0.9 miles of Shenfield Broadway and mainline station. The property provides a block paved driveway for off street parking for two vehicles and there is a pedestrian access at the end of the terrace leading to the rear garden. The entrance door leads to a bright and attractive hallway with glazed balustrade stairs rising to first floor and access to a lounge/diner with wood laminate flooring and wood burner set in a chimney recess that can also be seen from the kitchen. The modern fitted kitchen overlooks and leads to the rear garden and there are two double bedrooms on the first floor with modern fitted shower room. Shenfield station offers and fast and frequent rail service for London commuters and includes the Elizabeth Line for the West End and Heathrow airport beyond. EPC C.



Entrance Hall

An attractive first impression of the property with ceramic tiled floor, bespoke fitted storage cupboards under stairs and glazed balustrade with oak hand rail to stairs rising to first floor. Access to;

Lounge/Diner 19' 8" x 11' 8" (5.99m x 3.55m) narrowing to 10'

Attractive front to rear room with wood laminate flooring, sliding patio doors to

rear garden and window to front. Chimney recess with fitted wood burner and is open to the adjacent kitchen. Two modern vertical radiators.

Kitchen 11' 10" x 7' 11" (3.60m x 2.41m) max.

Fitted with a range of light cream coloured base and wall cupboards complimented by wooden work surfaces and an attractive tiled floor. Inset oven and ceramic hob with

extractor hood above. Space for washing machine and dishwasher. Integrated fridge/freezer and ceramic sink with mixer tap. Window and glazed door to rear garden.

First Floor Landing

Access to boarded loft with loft ladder and light connected for storage. Doors to;

Bedroom One 15' 1" x 8' 9" (4.59m x 2.66m)

Wardrobe recess, two windows to front aspect and built in cupboard.

Bedroom Two 11' 11" x 8' 9" (3.63m x 2.66m)

Built in linen cupboard and window to rear aspect.

Shower Room

Modern fitted white suite comprising shower cubicle, WC. and wash hand basin with cupboard beneath. Ceramic tiled walls and floor, towel rail and window to rear aspect.

Externally

Block paved front garden providing off street parking for two vehicles. The rear garden measures 49'2" (15.02m) and commences with a paved patio area leading to lawn with flower and shrub beds and fence surround. Gateway leading to a rear pedestrian access. Brick built store room with adjacent timber garden shed. Potential, subject to planning permission, for extension.









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

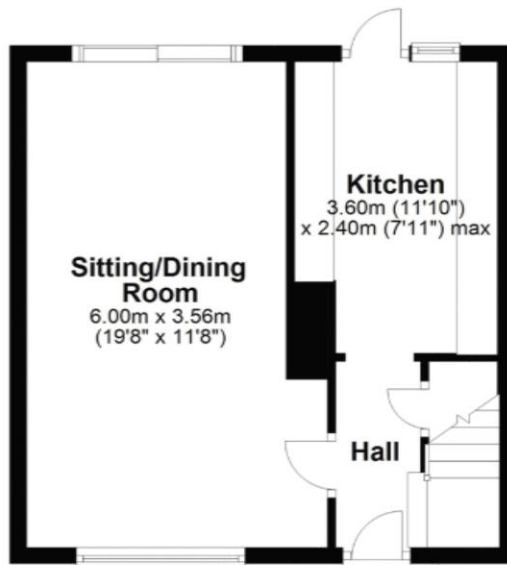
Council Tax Band C.

148 Hutton Road
 Shenfield
 Essex CM15 8NL
01277 225191

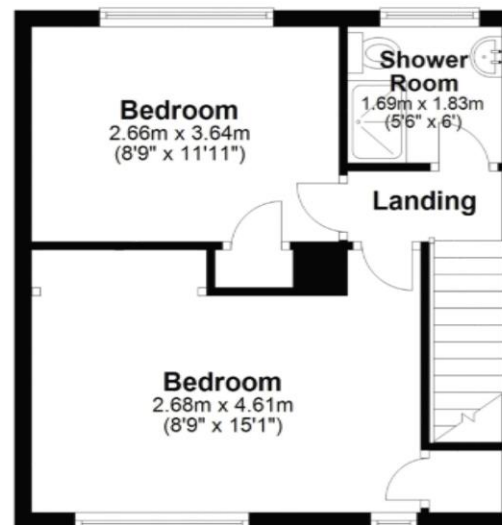
admin@wnproperties.co.uk
 wnproperties.co.uk



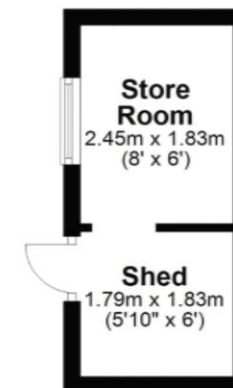
Ground Floor



First Floor



Outbuilding



APPROX INTERNAL FLOOR AREA 68 SQ M (730 SQ FT)
 This floor plan is a guide to layout only and is **NOT TO SCALE**
 All measurements are approximate **NOT** to be used for valuation purposes
 Copyright WN Properties 2024

Every effort has been made to ensure the complete accuracy of these particulars, however they cannot be guaranteed. Always check before agreeing to purchase. This includes checking on the existence of relevant permissions, fixtures, fittings and appliances which have not been tested by WN Properties and there is no guarantee that they 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, structural condition or the surroundings of the property. All measurements are approximate and any drawings/floorplans provided are for general guidance and are not to scale. WN Properties recommend ancillary service providers from time to time to assist you with your purchase. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider may pay us a Referral Fee. The Referral Fee is separate from your obligation to pay your fees or commission.