

PARK AVENUE | HUTTON | ESSEX | CM13 2QL



This sensational four bedroom detached family home is located within this extremely desirable part of Hutton in an idyllic tree lined road. The current vendors have created a brand new executive family home which sits on a plot of approximately an third of an acre. The property benefits from no onward chain, electric gated carriage driveway and a garden that stretches to approximately 150'. When the property was built there was the opportunity to create a full loft extension to include two further bedrooms and an ensuite. These plans have been passed and are available to view on the Brentwood Council website. EPC B (ID: 442770)

Price £1,599,000

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- **FOUR DOUBLE BEDROOMS**
- **EXECUTIVE FAMILY HOME**
- **SUPERB LOCATION**
- **ELECTRIC GATED ACCESS**
- **CARRIAGE DRIVEWAY**
- **APPROX A THIRD OF AN ACRE PLOT**
- **REAR GARDEN APPROX 150'**
- **ACCESS TO ST MARTINS SCHOOL (STA)**
- **APPROX ONE MILE TO SHENFIELD STATION**



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This stunning four bedroom detached executive style family home has accommodation split over two floors with the opportunity of adding a further floor to the loft room which has plans passed for a further two bedrooms and a bathroom (all structural works for these rooms in the roof have been carried out and to complete would require minimal works) Having approached the property via the gated carriage driveway, there is a spacious entrance hall leading to an exceptional hand made/hand finished kitchen/family/living room with a handmade Bonhams of Edenbridge kitchen which includes underfloor heating and all integrated German appliances with coffee machine, steamer, two ovens, a microwave, large American style fridge/freezer, full granite work surfaces, electric hob and an indoor barbecue hob. There is a utility room leading from here and french doors leading to the sensational living room with feature fireplace and beautiful views over the rear south westerly facing rear garden. Also from the entrance hall there is a downstairs cloakroom and a good sized study. To the first floor there is a beautifully styled family bathroom and four double bedrooms, the master bedroom having a dressing room plus an ensuite. Bedroom two also comes with an ensuite. Externally the property sits on a plot approximately a third of an acre with the garden stretching to approximately 150'. This has been mostly laid to lawn but has planted borders and is in excellent condition. The property is also still covered by an NHBC guarantee. EPC B



Accommodation comprises:

- Entrance Hall** 5.72m (18'9) x 3.05m (10')
- Cloakroom** 1.96m (6'5) x 1.6m (5'3)
- Study** 2.79m (9'2) x 2.36m (7'9)
- Living Room** 4.78m (15'8) x 4.75m (15'7)
- Kitchen/Family/Living Room** 7.21m (23'8) x 5.08m (16'8)
- Orangery** 3.99m (13'1) x 2.82m (9'3)

First Floor

- Master Bedroom** 5.41m (17'9) x 4.72m (15'6)
- Dressing Room** 3.53m (11'7) x 1.96m (6'5)
- Ensuite** 2.36m (7'9) x 2.13m (7')
- Bedroom 2** 5.11m (16'9) x 3.81m (12'6)
- Ensuite**
- Bedroom 3** 4.98m (16'4) x 4.45m (14'7)
- Bedroom 4** 3.81m (12'6) x 2.36m (7'9)
- Family Bathroom** 3.78m (12'5) x 1.96m (6'5)



Total area: approx. 309.9 sq. metres (3335.2 sq. feet)

Whilst every effort has been made to ensure the accuracy of the Floor Plan, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, mistatement or omission. The Floor Plan is provided for illustrative purposes and should be used as such by any potential purchaser.

Plan produced using PlanUp.