

HERONWAY | HUTTON MOUNT | ESSEX | CM13 2LG



This superb five bedroom detached family home is located within the extremely desirable Hutton Mount development. This executive property benefits from no onward chain, a large carriage driveway and being on a plot of approximately a quarter of an acre (stpp) with a south westerly facing rear garden. Shenfield mainline railway station and shopping Broadway are located approximately 0.8 miles away. St Martins School is also close by (sta) EPC D. (ID: 446577)

Price OIRO £1,395,000

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- **DETACHED EXECUTIVE HOME**
- **FIVE DOUBLE BEDROOMS**
- **THREE ENSUITES**
- **THREE RECEPTION ROOMS**
- **0.8 MILES TO SHENFIELD STATION**
- **DOUBLE WIDTH GARAGE**
- **CONVENIENT FOR ST MARTINS SCHOOL**
- **OTHER EXCELLENT LOCAL SCHOOLS NEARBY**



HERONWAY

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This executive five bedroom family home set in the desirable Hutton Mount development has accommodation split over two floors. The ground floor commences with an excellent entrance hallway opening onto numerous reception rooms including an excellent living room, good sized study, formal dining room, superb kitchen/family room with fitted appliances, separate utility room, cloakroom and family/snug room. The flooring alternates between slate tile and solid oak throughout the ground floor. The first floor includes five bedrooms, three of which come with ensuites, and an excellent family bathroom. The property also benefits from a large double garage with electric up and over doors. The south westerly facing rear garden stretches approximately 78' in depth and approximately 50' in width. To the front there is a large gravelled carriage driveway which has space for numerous vehicles. EPC D



Accommodation comprises:

Entrance Hallway 4.67m (15'4) x 1.83m (6')

Cloakroom

Formal Dining Room 5.31m (17'5) max x 4.93m (16'2) max

Study 3.71m (12'2) x 2.03m (6'8)

Living Room 5.94m (19'6) x 4.11m (13'6)

Family/Snug Room 4.5m (14'9) x 2.79m (9'2)

Kitchen/Breakfast Room 6.81m (22'4) max x 4.67m (15'4) max

Utility Room 2.74m (9') x 2.49m (8'2)

First Floor Landing

Master Bedroom 4.47m (14'8) x 4.42m (14'6) MAX

Ensuite Bathroom 3.84m (12'7) x 2.06m (6'9)

Bedroom 2 5.28m (17'4) max x 3.56m (11'8) max

Ensuite 1.91m (6'3) x 1.65m (5'5)

Bedroom 3 4.45m (14'7) including wardrobes x 3.78m (12'5)

Bedroom 4 3.99m (13'1) max x 2.82m (9'3)

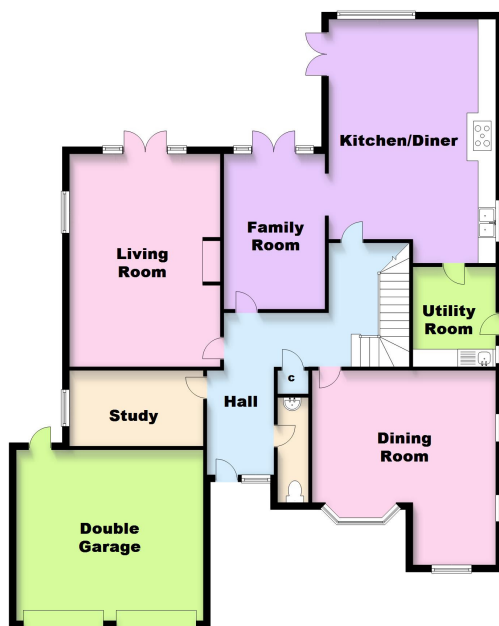
Ensuite

Bedroom 5 6.55m (21'6) x 3.18m (10'5)

Family Bathroom 3.45m (11'4) x 3.05m (10')

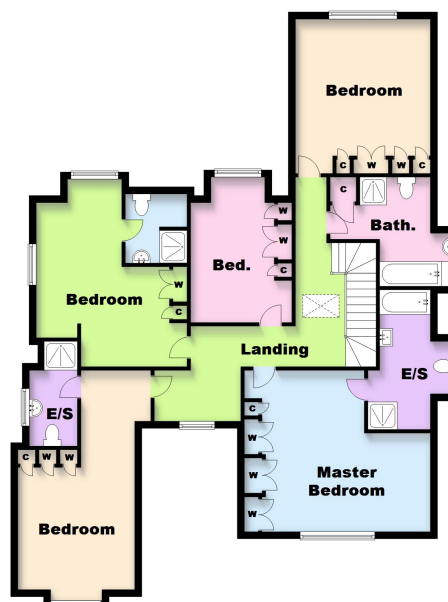
Ground Floor

Approx. 160.4 sq. metres (1726.5 sq. feet)



First Floor

Approx. 126.5 sq. metres (1361.4 sq. feet)



Total area: approx. 286.9 sq. metres (3088.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurement of doors, windows and any other item are approximate and no responsibility is taken for any error, omission or mistatement. This plan is for illustrative purposes and only should be used as such.

Plan produced using PlanUp.