





45 VICTORS CRESCENT

Hutton Brentwood, CM13 2JA

Guide Price £525,000 - £575,000

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- SEMI-DETACHED FAMILY HOME
- WELL-PRESENTED THROUGHOUT
- SPACIOUS KITCHEN/DINER
- FOUR BEDROOMS
- EASY REACH OF SHENFIELD STATION
- POPULAR VILLAGE OF HUTTON
- CLOSE TO HIGHLY REGARDED SCHOOLS
- CUL-DE-SAC LOCATION



Description

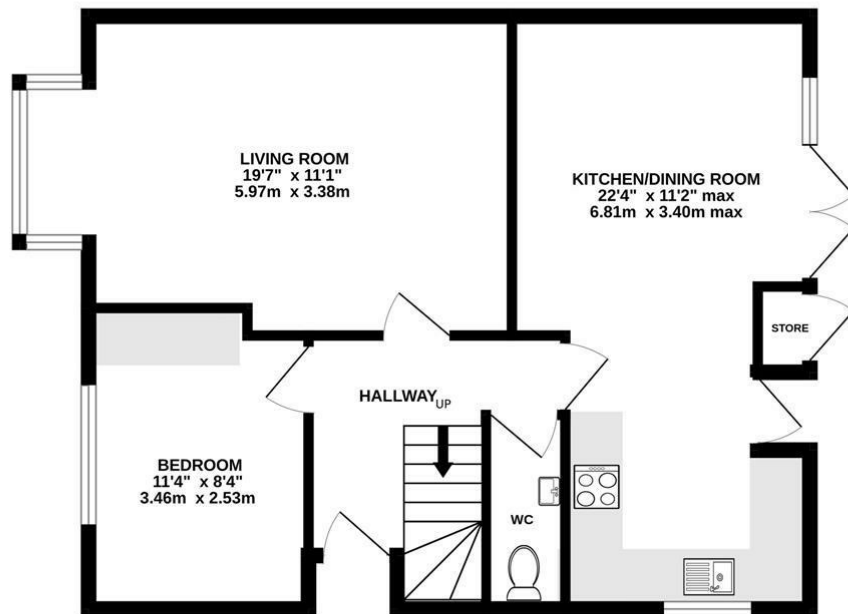
The internal layout begins with a welcoming entrance hall that leads into a comfortable living room, featuring a bay window to the front. At the rear of the property, the kitchen is fitted with a range of eye and base level units, integrated appliances, and generous worktop space. This area flows seamlessly into the bright and airy dining room, enhanced by French doors that overlook and open onto the rear garden. A bedroom and a convenient WC complete the ground floor.

Upstairs, the landing provides access to all rooms. The principal bedroom, positioned at the front of the property, benefits from a walk-in wardrobe. Two further double bedrooms and a modern family bathroom complete the first floor.

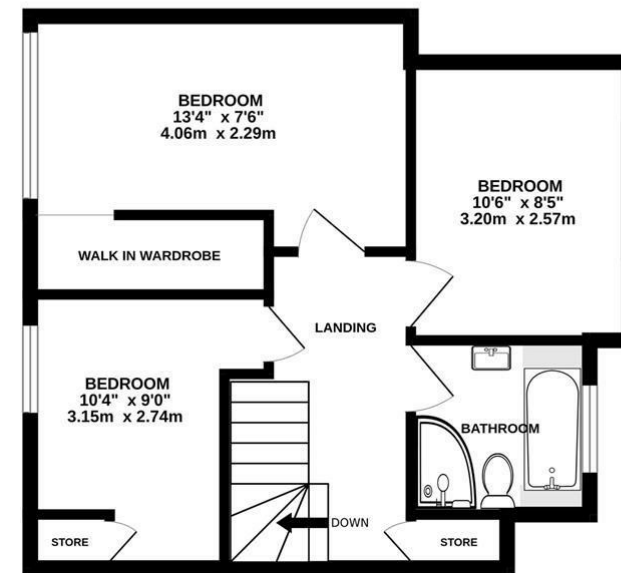
Externally, the rear garden opens with a paved patio area leading to a neat lawn bordered by mature shrubs. To the front, a block-paved driveway provides convenient off-street parking.



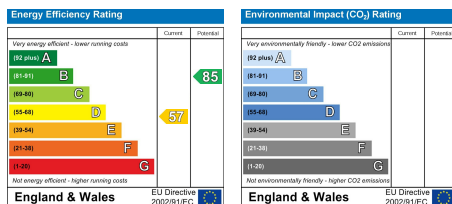
GROUND FLOOR
612 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1049 sq.ft. (97.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:

Local Authority: Brentwood
Council tax band: D
Post code: CM13 2JA

VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

OPENING HOURS:

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

MORTGAGE INFORMATION: We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 260858 or visit our interactive website at www.mortgagebusiness.net



We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website www.keithashton.co.uk

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