



Keith
Ashton

Hanging Hill Lane, Hutton
Brentwood



24 HANGING HILL LANE

Hutton Brentwood, CM13 2HY

Guide Price £575,000 - £600,000

****Guide Price £575,000 - £600,000**** We are pleased to present this well-proportioned four-bedroom family home, ideally located in the popular village of Hutton. Set on a generous plot, the property offers a spacious and attractive rear garden, well-suited to family living and outdoor gatherings.

The home enjoys a convenient position within easy reach of Shenfield Station, providing excellent transport links into London and beyond. It also falls within the catchment area for the highly regarded St Martins Secondary School, making it an outstanding choice for families.

- POPULAR VILLAGE OF HUTTON
- SEMI-DETACHED FAMILY HOME
- FOUR BEDROOMS
- STUNNING WEST FACING GARDEN
- 1.3 MILES TO SHENFIELD STATION
- DOUBLE STOREY EXTENSION
- ST MARTINS CATCHMENT AREA



Description

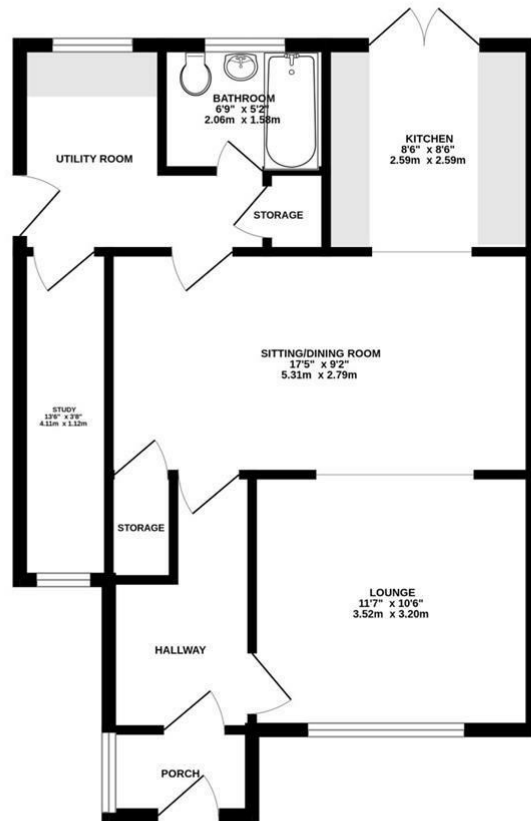
The property's internal layout begins with a porch that opens into a welcoming entrance hall. At the front of the home, a comfortable lounge offers a cosy space to relax and flows seamlessly into a generous sitting and dining area. This leads through to a well-equipped kitchen, featuring a range of eye and base-level units, ample worktop space, and French doors that open out to the rear garden. Also on the ground floor is a useful utility room, a versatile additional room currently used as a study, and a family bathroom.

Upstairs, the landing provides access to all rooms. The principal bedroom benefits from an ensuite shower room and a walk-in wardrobe. There are three further well-proportioned double bedrooms, offering plenty of space for family or guests.

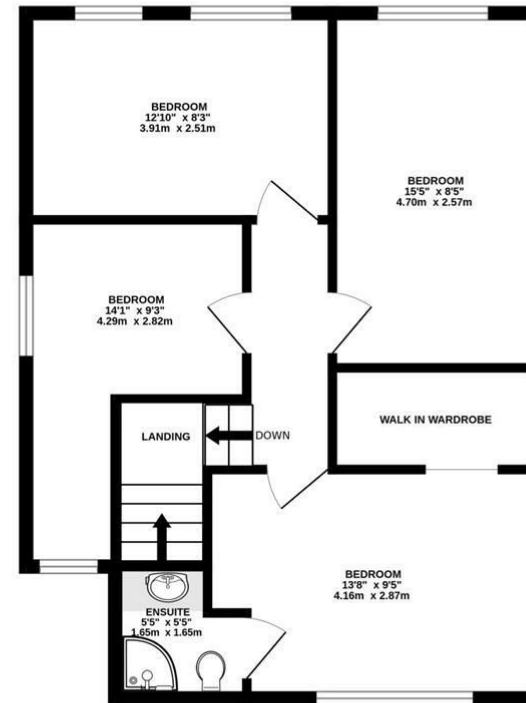
Outside, the impressive rear garden begins with a paved patio and extends to a beautifully maintained lawn, surrounded by mature shrubs and thoughtfully planted borders—creating a peaceful outdoor retreat. To the front, a shingle driveway offers off-street parking.



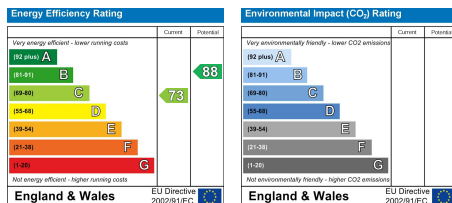
GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 1166 sq.ft. (108.3 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 2HY

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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