



## Mosbach Gardens, Hutton

An attractive two bedroom terraced house situated in the highly popular Thriftwood estate, just off Hanging Hill Lane and within St Martins school catchment (subject to acceptance). The accommodation comprises; entrance hall, modern fitted kitchen, lounge/diner, two double bedrooms and family bathroom. There is also an attractive rear garden, with garage and parking located nearby. Shenfield mainline station is within 2.2 miles (1.3 miles on foot). Available immediately. EPC C.

01277 225191  
lettings@wnproperties.co.uk



£1,525.00 pcm

Council Tax Band C





Entrance Hall  
uPVC entrance door with double glazed inserts. Wood effect flooring. Access to first floor. Door to under-stairs storage cupboard.

Kitchen 10' 11" x 5' 10" (3.33m x 1.77m)  
Matching range of wall mounted and base level units with rolled edge work surface with tiled splash back and single bowl sink unit with drainer. Appliances to include; four ring gas hob, single electric oven, cooker hood, free standing fridge/freezer and washing machine. Tiled floor. Double glazed window to front.

Lounge/Diner 13' 9" x 11' 10" (4.19m x 3.60m)  
Double glazed double doors leading on to rear garden. Wood effect flooring.

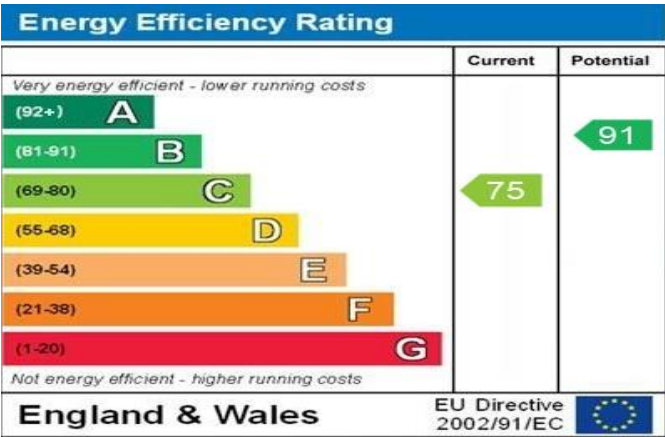
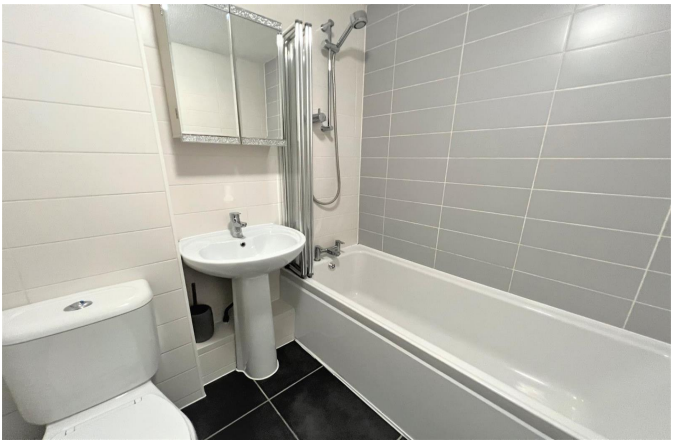
First Floor Landing  
Access to loft space. Carpet.

Bedroom 1 11' 10" to rear of open wardrobes x 8' 11" (3.61m x 2.72m)  
Range of open shelving and hanging space to one wall. Double glazed window to rear. Carpet.

Bedroom 2 9' 3" x 8' 8" to front of wardrobe (2.81m x 2.63m)  
Built in wardrobe and further door to built in airing cupboard housing hot water tank. Double glazed window's to front. Carpet.

Bathroom  
Matching white suite comprising; close coupled WC, pedestal wash hand basin, panelled bath with tiled surround and separate shower and screen over bath. Wall mounted medicine cabinet. Tiled floor. Extractor fan. Heated towel rail.

Exterior  
Rear garden is initially laid to raised decking, leading to remainder which is laid to lawn with a further decked area to the rear via a shingle path. fenced borders. Front is laid to lawn with concrete path to front entrance and shrub border. Vehicular access to garage block with single size garage.



## HOLDING DEPOSIT

A one week holding deposit is required to secure this property. Please ask for a copy of our 'Guide for Tenants' for a full list of costs applicable to this or any of our properties. Please note your holding deposit is at risk if you withdraw from the transaction or do not disclose something that affects your ability to pass references.