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Rayleigh Road, Hutton



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Hutton

£495,000

Spacious two bedroom semi detached bungalow offering potential to extend and modernise, subject to any necessary local authority consents. The accommodation comprises: lounge, family/dining room, kitchen, family bathroom and separate cloakroom. There is a useful utility/store room which could be partially converted to provide a home office area with window and door overlooking and leading to the garden. Local shops and amenities are nearby and the property is within St Martin's School catchment (subject to acceptance). Within 1.2 miles of Shenfield station with it's excellent fast and frequent rail service to London. No onward chain. EPC D.



Entrance Porch

Entrance porch with door to;

Entrance Hall

Wood style flooring, radiator, loft hatch providing access to loft and doors to;

Bedroom One 17' 6" into bay x 11' 9" to rear of wardrobes (5.33m x 3.58m)

Fitted wardrobes, radiator and double glazed bay window to front.

Bedroom Two 11' 5" x 9' 7" (3.48m x 2.92m)

Wood style flooring, radiator and double glazed window to front.

Lounge 26' 0" x 13' 4" max (7.92m x 4.06m)

Spacious lounge with attractive stone feature fire surround and hearth.

Sliding doors leading to conservatory and door to;

Kitchen 10' 9" x 9' 9" (3.27m x 2.97m)

Range of wall and base fitted units with roll topped work surfaces. One and a quarter bowl sink with mixer tap and drainer. Gas hob with cooker hood above, electric double oven, integrated dishwasher and fridge. Part tiled splashbacks, tiled flooring and open to;

Dining/Sitting Room 21' 2" x 9' 6" (6.45m x 2.89m)

A spacious and light room with two sets of bi fold doors leading to the rear garden. Wood style flooring. Step up and door to;

Utility Room 9' 2" x 6' 4" plus door recess (2.79m x 1.93m)

Wall mounted worktop with space beneath for washing machine and tumble dryer. Storage cupboard, radiator, double glazed window and door to rear. Doors to;

Cloakroom

Wall mounted wash hand basin, WC and obscured window to side.

Lobby 7' 5" plus door recess x 6' 8" (2.26m x 2.03m)

Wall mounted boiler and door to front.



Shower Room

Pedestal WC, pedestal wash hand basin with mixer tap, shower cubicle with shower. Tiled walls, heated towel rail and obscured window to side.

Externally

Attractive rear garden with large patio area and adjacent lawn. Storage sheds, side access, mature shrub and tree borders. Front driveway provides off street parking for numerous vehicles and adjacent lawned area with mature shrubs, trees and hedge border.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Council Tax Band E

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