



[wnproperties.co.uk](http://wnproperties.co.uk)

# Rayleigh Road, Hutton



# Rayleigh Road

## Hutton

Offers in Excess of £450,000

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

Council Tax Band E

148 Hutton Road  
Shenfield  
Essex CM15 8NL

01277 225191

admin@wnproperties.co.uk

wnproperties.co.uk



Every effort has been made to ensure the accuracy of these particulars that have been prepared in good faith in conjunction with the vendor and they cannot be guaranteed and should not form part of any offer or contract. We have not checked the existence of relevant permissions, legal ownership, fixtures, fittings and appliances are in working order or fit for purpose. Photographs are for general information and it cannot be inferred that any items shown are included in the sale or within the ownership of the seller and therefore must be verified by your legal representative. No assumptions can be made from any description or image, relating to the type of construction or structural condition. All measurements are approximate, and any drawings or floorplans provided are for general guidance and are not to scale. Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008.