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Tennyson Road Hutton

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PROPERTIES

Tennyson Road Hutton

£1,050,000

Deceptively spacious and beautifully presented throughout and situated in the sought after Hutton Poet's location, a superb four bedroom detached home offering well planned accommodation. Large bright hallway leads to the delightful kitchen/breakfast/family room with bi-fold doors to the garden with laundry room adjacent. Large lounge/dining room is also open plan to the kitchen area. Ground floor shower room, separate cloakroom and three double bedrooms complete this floor. The master bedroom suite on the first floor enjoys a semi vaulted ceiling which leads to the dressing room and luxurious bathroom. There is also an open plan study area on this level. Externally the resin driveway provides parking for numerous cars and side access leads to the landscaped rear garden. St Martins School (subject to acceptance) is nearby and Shenfield station and Broadway are within a mile. EPC C.



Entrance

Attractive canopy with oak posts leads to composite entrance door.

Entrance Hallway 19' 6" max x 15' 0" max (5.94m x 4.57m)

Charming first impression of this deceptively spacious home with oak return staircase with glass balustrade to first floor and roof light above. Attractive wood effect LVT flooring, doors to;

Shower Room

Vanity wash hand basin with storage below, tiled splashback, close coupled WC, walk in tiled shower cubicle with inset shelf and large rain water shower head. Extractor fan, heated towel rail, LED mirror with Bluetooth speaker and obscure window to side.

Cloakroom

Two piece suite with mosaic tiled splashback, heated towel rail and obscure window to side.

Bedroom Two 12' 9" x 9' 9" (3.88m x 2.97m)

Spacious double bedroom with window to front and continuation of wood effect LVT flooring. Radiator.

Bedroom Three 13' 11" to rear of wardrobes x 10' 4" (4.24m x 3.15m)

Another spacious double bedroom with window to front and radiator below, built in floor to ceiling wardrobes providing hanging and shelving. Continuation of wood effect LVT flooring.

Bedroom Four 11' 5" x 8' 2" (3.48m x 2.49m)

Another double bedroom with window to side and radiator below. Continuation of wood effect LVT flooring.

Lounge/Dining Area 20' 0" x 14' 2" (6.09m x 4.31m)

Delightful room with spacious seating area which leads to a bright dining area with roof lantern above, aluminium bi-fold doors leading to and overlooking the attractive rear garden. Continuation wood effect LVT flooring and open to;

Kitchen/Breakfast/Family Room 22' 3" > 15' 7" x 19' 4" (6.78m > 4.74m x 5.89m)

Undoubtedly the heart of this lovely home, with a generous range of wall, base and drawer cupboards with granite work surface incorporating one and half bowl sink with mixer tap. Island unit with space for stools to one side and space for wine fridge. NEFF integrated dishwasher, NEFF five ring gas hob with extractor above and NEFF oven. American style fridge freezer to remain. There is also a family room seating area and



large aluminium framed bi-fold doors leading to and overlooking the rear garden. Large lantern sun roof and window to side. Vertical contemporary style radiator, continuation of wood effect LVT flooring and door to;

Laundry Room 8' 3" x 5' 2" (2.51m x 1.57m)

Base and wall cabinets providing storage, sink unit with mixer tap, space and plumbing for washing machine and tumble dryer. Window to side and continuation of wood effect LVT flooring.

First Floor Landing/Study Area 19' 10" x 11' 5" into dormer (6.04m x 3.48m)

Bright open plan area with large glass roof light. Built in storage cupboards to one wall. Oak framed and glass balustrade. Open to Study area with window to front, radiator and space for storage. Door to;

Master bedroom 23' 8" x 17' 7" x 11' 7" (7.21m x 3.53m)

Superb bedroom suite with vaulted ceiling and large feature window fitted with plantation shutters. Radiator, eaves storage space and open to;

Dressing Room 8' 6" x 7' 7" to rear of wardrobes (2.59m x 2.31m)

Comprehensively fitted with built in cupboards and drawers. Door to;

En-suite

Luxuriously appointed with free standing roll topped bath with mixer tap and hand held shower attachment. Free standing wash hand basin with marble top and storage below. Close coupled WC, walk in tiled shower cubicle with inset shelf, large rain water shower head and wall mounted controls. Wood effect LVT flooring, chrome towel rail, extractor fan and window to front.

Externally

Attractive resin driveway provides parking for several cars, with shrub beds to front and side boundaries. Side access to;

Rear Garden

Attractively landscaped with large sandstone terrace across the rear, leading to lawned area with retained railway sleeper flower beds with large array of plants, shrubs and trees. Rear terrace with attractive arbour and garden shed to remain. Outside power and light.









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

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