



Hutton Road, Shenfield

# Hutton Road Shenfield

£445,000

Exceptionally spacious 957 square foot (89 square metres) three bedroom top floor apartment refurbished to a high specification including; ensuite to master bedroom with fitted wardrobes, fitted kitchen with appliances and granite worksurfaces and Amtico flooring to the hallway and lounge/diner/kitchen. The property is ideally situated close to the centre of Shenfield behind the Broadway, ideal for the mainline railway station providing a fast and frequent service to London with the Elizabeth Line providing services to the West End and Heathrow beyond. EPC D



### **Communal Entrance**

Video entry to communal hall with stairs to first and second floor. Oak entrance door with glazed side panel to;

### **Entrance Hall**

Wall mounted video entry system, security alarm system, built-in cupboard housing electric fuse box and gas combination boiler, Amtico wood style flooring, part glazed oak double doors leading to open-plan kitchen area and lounge/diner.

### **Kitchen Area 11' 6" x 10' 4" (3.50m x 3.15m)**

Gloss fronted units complemented by granite worksurfaces and Amtico wood style flooring. Inset single drainer one and a quarter sink unit with mixer tap, range of base units with granite worksurfaces over and wall mounted cupboards with lighting beneath, further lighting beneath base units, split level double oven, microwave and ceramic hob with electric downdraft extractor, fitted wine cooler, integrated dishwasher, washer dryer and fridge/freezer.

Double glazed window to rear aspect and radiator. Access to;

### **Lounge/Diner Area 25' 0" x 12' 4" (7.61m x 3.76m)**

Superb dual aspect room with double glazed patio doors to Juliet Balcony and further double glazed window to rear. Amtico wood style flooring, LED spotlights to ceiling, radiator, space for dining table and breakfast bar.

### **Bedroom 1 14' 0" x 9' 9" (4.26m x 2.97m) to front of wardrobe.**

Wall to wall fitted wardrobes with oak style sliding doors including one mirrored inset door, double glazed window to rear aspect, radiator, LED spotlights to ceiling, wall mounted television point, oak door to;

### **En-suite Shower**

Wide shower cubicle with glass door, close coupled wc and Duravit wash hand basin with mixer tap, ceramic tiled walls and floor, LED spotlights to ceiling, extractor fan and chrome heated towel rail.

### **Bedroom 2 10' 3" x 9' 9" (3.12m x 2.97m) to rear of cupboards.**

LED spotlights to ceiling, wall mounted television point, fitted storage cupboards and double glazed window to side aspect. Radiator.

### **Bedroom 3 9' 4" reducing to 8' x 9' 4" (2.84m x 2.84m)**

Double glazed window to side aspect, television point, electric meter storage cupboard and radiator.



### Bathroom

Comprising; panel enclosed bath with mixer tap, shower attachment and glass screen. Duravit wash hand basin with mixer tap and close coupled wc. Ceramic tiled walls and floor, chrome heated towel rail, LED spotlights to ceiling, extractor fan, mirrored cabinet and shaver point. Double glazed window to side aspect.

### Externally

Communal gardens laid to lawn to the front and rear and adjacent communal parking area with two parking permits allocated. Communal refuse area.

### Agents Note

Leasehold - 115 years remaining Service Charge - 1186 pa. Ground Rent - £250 pa doubling every twenty five years from 1/10/2013 to a maximum of £4000.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band D

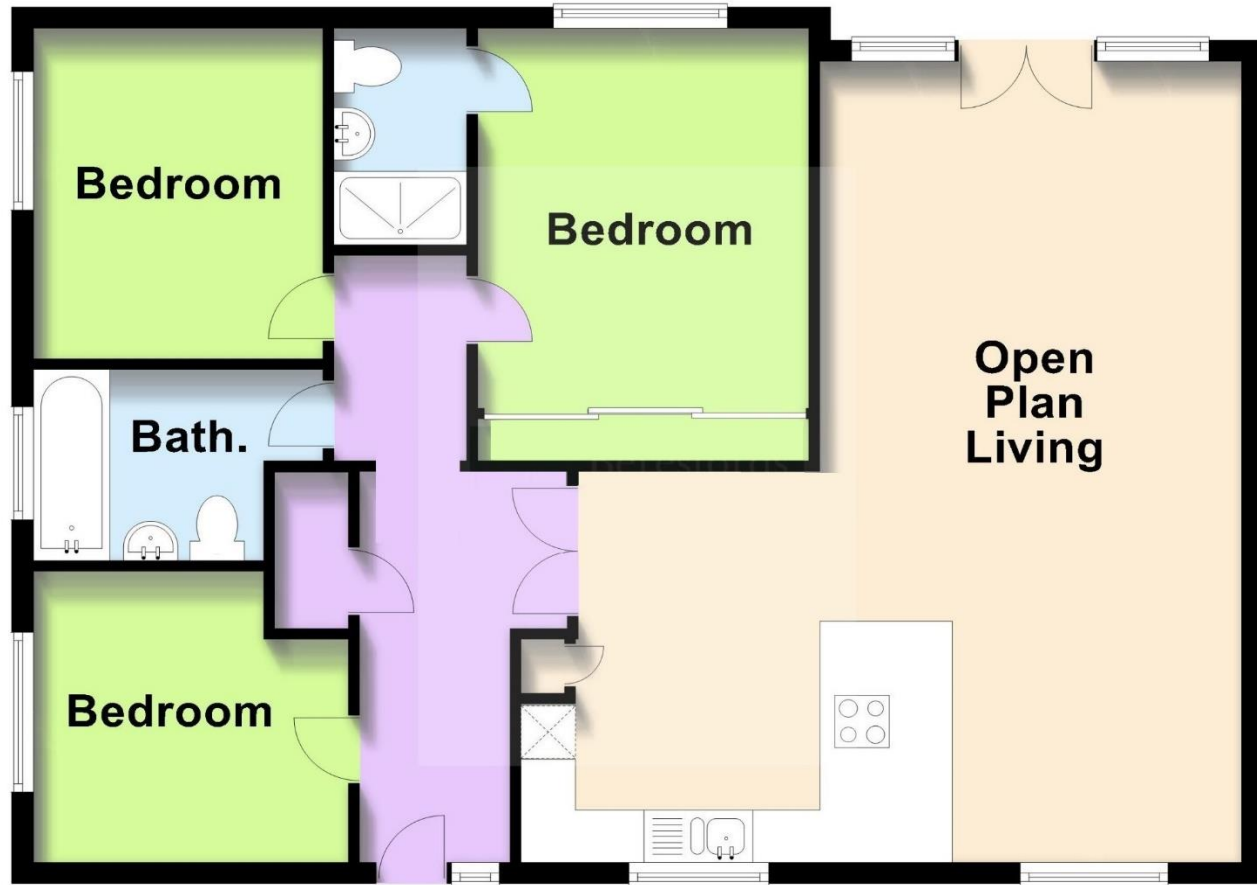
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## Top Floor Flat

Approx. 89 sq. metres (957.88) sq. feet



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 Plan produced using PlanUp.

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