

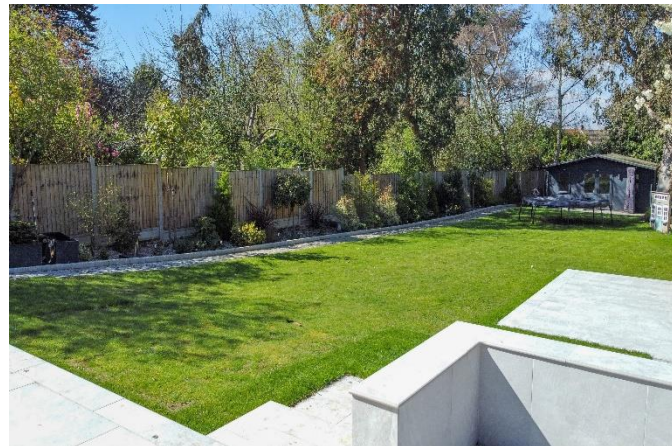


Park Avenue, Hutton

Park Avenue Hutton

£1,899,995

This magnificent home occupies an enviable location on one of the most prestigious roads in Hutton, yet still only a one mile walk from Shenfield station and Broadway. Offering an abundance of space, the versatile layout is perfect for modern living. The ground floor comprises a formal lounge, a family/playroom, dining room and study. An outstanding feature of this property is the bespoke Blackstone fitted kitchen/dining/family room, complete with top-of-the-range appliances including twin dishwashers, a large fridge freezer, range cooker and even a large dual-zone wine fridge. The wide sliding doors opening onto the terrace and the garden beyond is truly breathtaking. Additionally, there is a large laundry room and an integral garage. The luxurious theme extends to the first floor, where five spacious double bedrooms are situated, three of which are en-suite. The family bathroom is luxuriously appointed and is sure to be a place of sanctuary at the end of a long day. Externally, the property is set within stunning grounds extending to 0.28 acres, with a carriage driveway accessed via twin electric gates at the front. To the rear of the property, there is a large garden with a multi-purpose summerhouse, which is currently utilised as a gym. No onward chain. EPC C.



Entrance Porch 7' 4" x 5' 6" (2.23m x 1.68m)

Wide entrance door with glazed side panels beneath canopied open porch, attractive Amtico herringbone floor, door to storage/coat cupboard with hanging rail and glazed double doors to;

Reception Hallway 29' 9" x 10' 7" > 5' 8" (9.06m x 3.22m)

Stunning entrance to this superb family home, attractive panelling to walls, continuation of Amtico herringbone floor, stairs to first floor with spindled balustrade, under stairs storage cupboard, open to Family room and doors to;

Study 11' 5" x 9' 2" plus door recess (3.48m x 2.79m)

Window to front, contemporary style radiator, Amtico herringbone floor, bespoke wall unit incorporating shelving and storage.

Dining Room 22' 0" x 12' 0" (6.70m x 3.65m)

Generous sized room with two obscure windows to side, large glazed sliding doors leading to and overlooking the garden, feature stone fire surround with inset slate back and hearth, Amtico herringbone floor, contemporary style radiator.

Family Room 17' 0" to rear of storage x 10' 5" (5.18m x 3.17m)

Two windows to front, contemporary style radiators, bespoke storage unit with shelving and space for wall mounted TV. Amtico herringbone floor.

Cloakroom

Spacious room with two piece period style suite, chrome towel warmer/radiator, Amtico herringbone flooring, extractor fan, large obscure window to front.

Lounge 23' 8" x 16' 1" (7.21m x 4.90m)

Spacious room accessed via double doors from hallway, wall mounted decorative radiators, large sliding doors to two walls leading to the terrace. Stone fire surround with inset pewter back and granite hearth with fitted wood burner. Amtico herringbone floor and two skylight windows.

Kitchen/Family/Dining Room 23' 8" x 20' 10" (7.21m x 6.35m)

Fitted by Blackstone Kitchens of Brentwood with plentiful range of wall, base and drawer units complimented with quartz work surfaces and upstand. Nexus range style electric cooker with decorative mantel and inset extractor above, inset microwave, Fisher and Paykel fridge freezer and large wine fridge. Useful built in storage/seating to one wall, wall mounted TV point, large island in contrasting colour with matching quartz work surface incorporating Rangemaster twin ceramic butler sinks with Franke boiling water and filter tap. Space for stools to one end and two integrated dishwashers. Useful open storage shelving in island. Ceramic flooring with underfloor heating and large sliding doors leading to garden.

Laundry Room 16' 3" max x 10' 8" max (4.95m x 3.25m)

Dog legged room with good range of storage with built in cupboards and space for washing machine and tumble dryer, radiator, inset wide stainless steel inset sink with mixer tap with quartz work surface. tiled flooring and door to;

Garage 16' 0" x 8' 8" (4.87m x 2.64m)

With up and over door, power and light connected, wall mounted Ideal gas central heating boiler, twin pressurised water tanks.

First Floor Landing 33' 6" x 7' 6" max (10.20m x 2.28m)

Access to two loft spaces and additional deep built in storage cupboard, two radiators, glazed balustrade and twin skylight windows. Doors to;

Master Bedroom 15' 2" x 14' 0" (4.62m x 4.26m)

Superb master bedroom suite with semi vaulted ceiling with Velux style roof lights, wide window to rear, contemporary style radiator, door to;

Dressing Room 8' 9" x 6' 4" (2.66m x 1.93m)

Fitted with sliding mirrored door wardrobes, door to;





En-suite

Luxuriously appointed with twin vanity wash hand basins with storage below and mirror above, close coupled WC, large walk in shower cubicle with oversized fixed shower head and separate wall mounted shower attachment, inset shelving, marble style tiling to walls and floor. Built in storage cupboard with shelving.

Bedroom Two 19' 10" max x 11' 3" plus door recess (6.04m x 3.43m)

Another very spacious room with window to front and partially sloping ceiling, contemporary style radiator, built in storage cupboard, door to;

En-suite Shower

Luxuriously appointed with close coupled WC, vanity wash hand basin with storage, walk in shower cubicle with fixed shower head and separate hand attachment, inset storage shelf, chrome towel warmer/radiator, attractive marble effect tiling to walls and floor. Window to front.

Bedroom Three 17' 6" max x 13' 1" plus door recess (5.33m x 3.98m)

Spacious room with window to front, radiator, built in storage cupboard, door to;

En-suite

Close coupled WC, vanity wash hand basin with storage, mirror, walk in shower cubicle with fixed shower head and separate hand attachment, inset storage shelf, chrome towel warmer/radiator, shaver point, attractive marble effect tiling to walls and floor. Window to side.

Bedroom Four 15' 0" x 13' 3" > 11' 5" (4.57m x 4.04m)

Generous double bedroom with window to rear and contemporary style radiator.

Bedroom Five 14' 8" x 10' 9" (4.47m x 3.27m)

Spacious double bedroom with window to front and contemporary style radiator.

Family Bathroom 13' 3" x 9' 8" (4.04m x 2.94m)

Beautiful, spacious family bathroom with free-standing oval bath with floor standing mixer tap and shower attachment. Close coupled WC, vanity wash hand basin with storage below. Shaver point, large walk in shower with fixed shower head and hand shower attachment. Inset tiled storage shelf. Attractive marble effect tiled walls and flooring. Built in storage cupboard. Window to side.

Externally

Carriage style driveway with twin electric gates, providing parking for numerous cars, access to integrated garage and gated side access to;

Rear Garden

Commencing with a wide porcelain paved terrace with seating area and steps to mature lawn with additional paved patio area which benefits from the afternoon and evening sun. The remainder of garden is attractively landscaped with mature shrubs and trees to the side boundaries. There is a useful multi-purpose summer house measuring 18' 7" x 15' 7" with power and light connected and is currently used as a gym. The overall plot is 0.28 acre (stls).












Energy Efficiency Rating

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

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Council Tax Band G

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Total Area: 360.6 m² ... 3881 ft²

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes and so only be used as such.

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