



Rayleigh Road, Hutton

Rayleigh Road Hutton

£550,000

This charming Edwardian railwayman's cottage boasts a very convenient location, adjacent to Shenfield mainline railway station offering a fast and frequent service to London, including the West End and Heathrow via the Elizabeth Line. The well-presented interior is spread across two levels, featuring a lounge, separate dining room, kitchen, modern fitted bathroom on the ground floor, with three double bedrooms and an en-suite shower to the master bedroom on the first floor. At the rear, a split-level courtyard garden is perfect for barbecues, while the property's two to three parking spaces stretch across the front. With plenty of period features, this home offers the chance to live in a characterful property with modern comforts, all within easy reach of Shenfield Broadway which offers a vast array of shops, bars and restaurants. EPC D.



Entrance Lobby

Cottage style entrance door to lobby with coat hanging recess and door to;

Lounge 11' 11" x 11' 8" (3.63m x 3.55m)

Window to the front aspect with a radiator beneath. Chimney breast with multi-fuel stove. Large walk-in cupboard used by the current owners as a study area. Attractive wood effect laminate flooring that extends into the dining room and kitchen beyond.

Dining Room 16' 2" maximum x 9' 3" (4.92m x 2.82m)

Staircase rising to the first floor. Window overlooking the rear garden, Storage cupboard and door leading to;

Kitchen 11' 10" x 8' 9" (3.60m x 2.66m) max.

Modern fitted wall and base cabinets complimented by marble effect work surfaces. Stainless steel sink with a mixer tap. Space and plumbing for a washing machine/dryer, dishwasher and upright fridge / freezer. Integrated oven and fitted four ring gas hob. Tiling to splashback areas and window to side. Door to;

Rear Lobby

Door to garden and further door to;

Bathroom

Modern white suite with panel enclosed shower bath, mixer tap and shower above. Wash hand basin with mixer tap and storage

cupboard below. WC. Panelling to dado height and ceramic tiling to splashback areas. Obscure window to side aspect. Chrome heated towel rail.

First Floor Landing

Loft access and doors to;

Bedroom 1 10' 3" x 9' 2" (3.12m x 2.79m) to front of wardrobes

Fitted wardrobes with mirrored sliding doors. Dormer window to rear aspect and door to;

En-suite Shower

Shower cubicle, wash hand basin with cupboard beneath and WC. Window to rear aspect.

Bedroom 2 11' 11" x 8' 5" (3.63m x 2.56m) into alcove.

Window to front with radiator beneath.

Bedroom 3 8' 7" x 7' 3" (2.61m x 2.21m)


Sky light window and radiator.

Externally

To the front of the property there are two to three parking spaces and access to entrance. At the rear is a split level courtyard garden with patio area and steps with planting either side leading to a lawned area at the rear that is fenced with a garden shed. Outside storage room attached to the rear of the property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		81
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Council Tax Band C

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Ground Floor

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First Floor

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