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Whittington Road Hutton

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Hutton

£545,000

Extremely well presented four bedroom house which has been upgraded and extended throughout. Quality Siemens appliances in the superb kitchen/dining/family room with bifold doors overlooking the delightful rear garden. Three bedrooms to the first floor and family bathroom with the master bedroom and shower room on the second. Driveway parking for two cars. Close to local schools and services and within 1.2 miles of Shenfield station and Broadway with its fast link to London and the new Elizabeth line. The property is offered with no onward chain. EPC C.



Hallway

Entrance door leads to hallway. Modern glass balustrade with stairs leading to first floor. Oak doors to;

Cloakroom

Two piece white suite.

Lounge 12' 6" x 9' 7" (3.81m x 2.92m)

Attractive oak flooring with modern plasma fire recessed in chimney breast

and suspended storage and glass shelving either side. Bow window with fitted shutters to front and contemporary radiator below. Open to dining/family room.

Kitchen 17' 4" x 8' 4" (5.28m x 2.54m)

Spacious room with a good range of cream gloss wall, base and drawer units with complimentary composite work surfaces. Peninsular sink unit with hot tap. Siemens

dishwasher, washing machine and two fridges. Siemens built in oven and separate combination oven, induction hob with extractor above. Siemens integrated wine fridge. Attractive glass splashbacks and tiling to floor. Contemporary radiators Open to dining/family area. Two sky lights and bi-fold doors overlooking and opening onto rear garden.

Dining/Family Room 16' 6" x 9' 2" > 8' 8" (5.03m x 2.79m > 2.68m)

Spacious area with tiled floor and contemporary radiators. Open to kitchen area

First Floor Landing

Doors to:

Bedroom Two 11' 5" x 8' 8" (3.48m x 2.64m)

Window to front with fitted shutters.

Bedroom Three 10' 10" x 8' 10" to rear (3.30m x 2.69m)

Boiler cupboard, window to rear with fitted shutters. Built in wardrobes with overhead storage

Bedroom Four/Study 8' 0" x 7' 7" (2.44m x 2.31m)

Used by the sellers as a study with useful fitted desk and shelving, window to front with fitted shutter.



Family Bathroom

Luxuriously appointed with P shaped bath with shower above and glazed shower screen, vanity wash hand basin with storage, close coupled w.c., attractive tiling to walls and floor and chrome towel warmer. Windows to rear.

Second Floor Landing

Sky light window. Doors to shower room and :

Master bedroom 11' 2" x 10' 3" to rear of wardrobes (3.40m x 3.12m)

Fitted wardrobes, radiator, access to eaves storage, restricted head height and window to rear.

Shower Room

Tiled shower cubicle, vanity wash hand basin with storage and close coupled w.c.. Part tiled walls and flooring. Chrome towel warmer and window to rear.

Externally

Block paved driveway provides off street parking with adjacent shrub bed.

Rear Garden

Beautifully landscaped with paved terrace to the rear of the garden with adjacent raised fish pond and flower bed. The remainder of the garden is laid to lawn with paved stepping stones. BBQ to remain and courtesy door to garage.

Garage

Situated at the rear of the garden and accessed via Woodland Avenue. Up and over door. Power and light. Fish pond pump and filtration system.







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		
	71	83
England & Wales	EU Directive 2002/91/EC	

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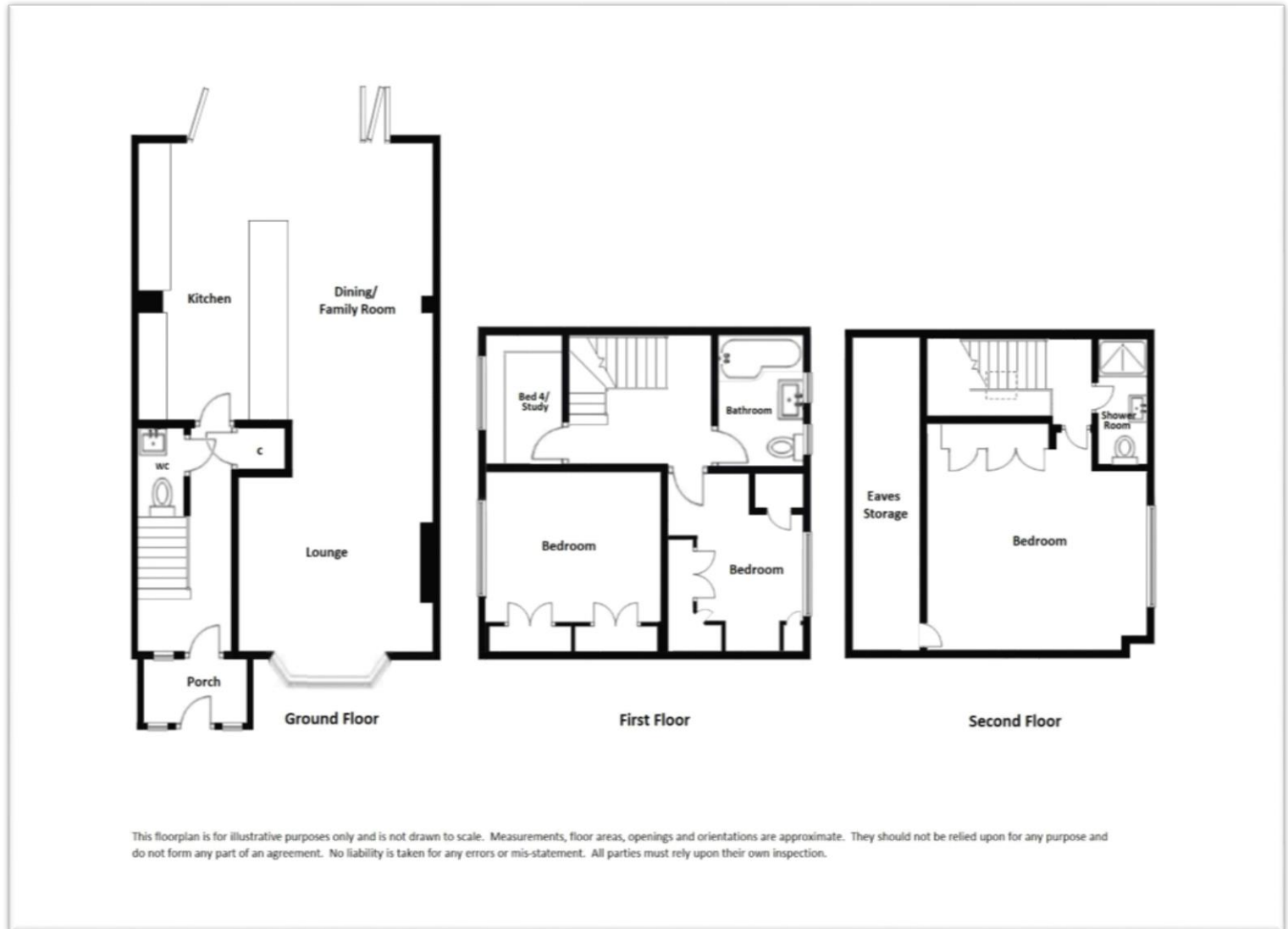
Council Tax Band D

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