



**Hanging Hill Lane, Hutton**

# Hanging Hill Lane

## Hutton

£1,050,000

Occupying a superb 0.33 acre (STLS) plot, this four bedroom detached residence provides ideal family accommodation with a westerly facing 211' (64.5m) rear garden that houses a superb Scandinavian garden cabin. A spacious reception hall leads to cloakroom, study, lounge, dining room and kitchen/breakfast room and on the first floor there are four good size bedrooms, en-suite shower and family bathroom with separate shower. There is ample parking to the front leading to a double garage and side access leads to the impressive rear garden. The property provides scope for modernisation and extension (subject to any necessary consents) and is ideally located close to St Martins school (subject to acceptance) and is 1.1 miles from Shenfield mainline railway station and shopping Broadway. London, Stratford for connections to Canary Wharf is approximately 18 minutes travel time on the train and the Elizabeth Line offers services to the West End and Heathrow Airport beyond. No onward chain. EPC D.



### Entrance Hallway

Part glazed entrance door, parquet flooring, stairs rising to first floor, built in coat cupboard and doors to;

### Cloakroom

Two piece white suite, ceramic tiled walls and floor.

### Study 12' 8" max. x 7' 10" (3.86m x 2.39m)

Window to front aspect and coving to ceiling.

### Lounge 18' 11" x 12' 10" (5.76m x 3.91m)

Brick feature chimney breast with arched recess and glazed display shelving. Coving to ceiling, window to side and wall to wall patio doors overlooking and leading to rear garden.

### Dining Room 12' 7" x 10' 5" (3.83m x 3.17m)

Coving to ceiling, patio doors to garden and door to kitchen/breakfast room.

### Kitchen/Breakfast Room 15' 8" max. x 9' 11" (4.77m x 3.02m)

Modern fitted base and wall units with contrasting granite work surfaces. Inset one and a quarter sink unit, fitted Miele ceramic hob with extractor hood above. Split level Miele double oven and intergrated dishwasher. Further fitted floor to ceiling storage cupboards including pull out pantry store. Tiled walls and floor, window to rear aspect and door leading to side.

### First Floor Landing

Window to front, access to loft space via loft ladder and doors to;

### Bedroom One 17' 11" x 12' 10" (5.46m x 3.91m)

Dual aspect room with windows to side and rear. Door to;

### En-suite Shower

Modern fitted suite comprising, large walk in shower, wall mounted wash hand basin with drawers beneath and back to wall WC. Ceramic tiled walls and floor and window to rear.

### Bedroom Two 15' 8" x 9' 11" (4.77m x 3.02m)

Window to rear overlooking the garden.

### Bedroom Three 12' 6" x 10' 6" (3.81m x 3.20m)

Dual aspect with windows to side and rear.

### Bedroom Four 12' 10" x 8' 10" (3.91m x 2.69m)

Window to front aspect.



### Bathroom

Modern fitted suite comprising bath with mixer tap and hand shower. Separate shower cubicle, wash hand basin with drawers beneath and back to wall WC. Ceramic tiled walls and heated chrome towel rail.

### Double Garage

Electric roller door. Power and lighting. Pedestrian door to rear garden.

### Externally

The property stands in a large 0.33 (STLS) of an acre plot and commences with a block paved communal access from Hanging Hill Lane that serves just three properties and leads to a good size independent drive for off street parking with adjacent lawn and side access to the rear garden. The westerly facing rear garden measures 211' (64.5m) with a patio area leading to a large expanse of lawn with mature shrubs and trees and a stepping stone path to a garden cabin. Behind the cabin there is a further lawned garden area and fence surround.

### Garden Cabin

Honka Scandinavian log cabin comprising a main room 20' 3" x 11' 9" (6.17m x 3.58m) with single drainer sink and door to a store room 9' 5" x 7' 9" (2.87m x 2.36m) with window to rear. In front of the garden cabin is a large veranda with separate access to a shower room 7' 2" x 5' 9" (2.18m x 1.75m) with shower cubicle and electric shower which in turn leads to a sauna 7' 2" x 6' 2" (2.18m x 1.88m) with split level seating and electric sauna.







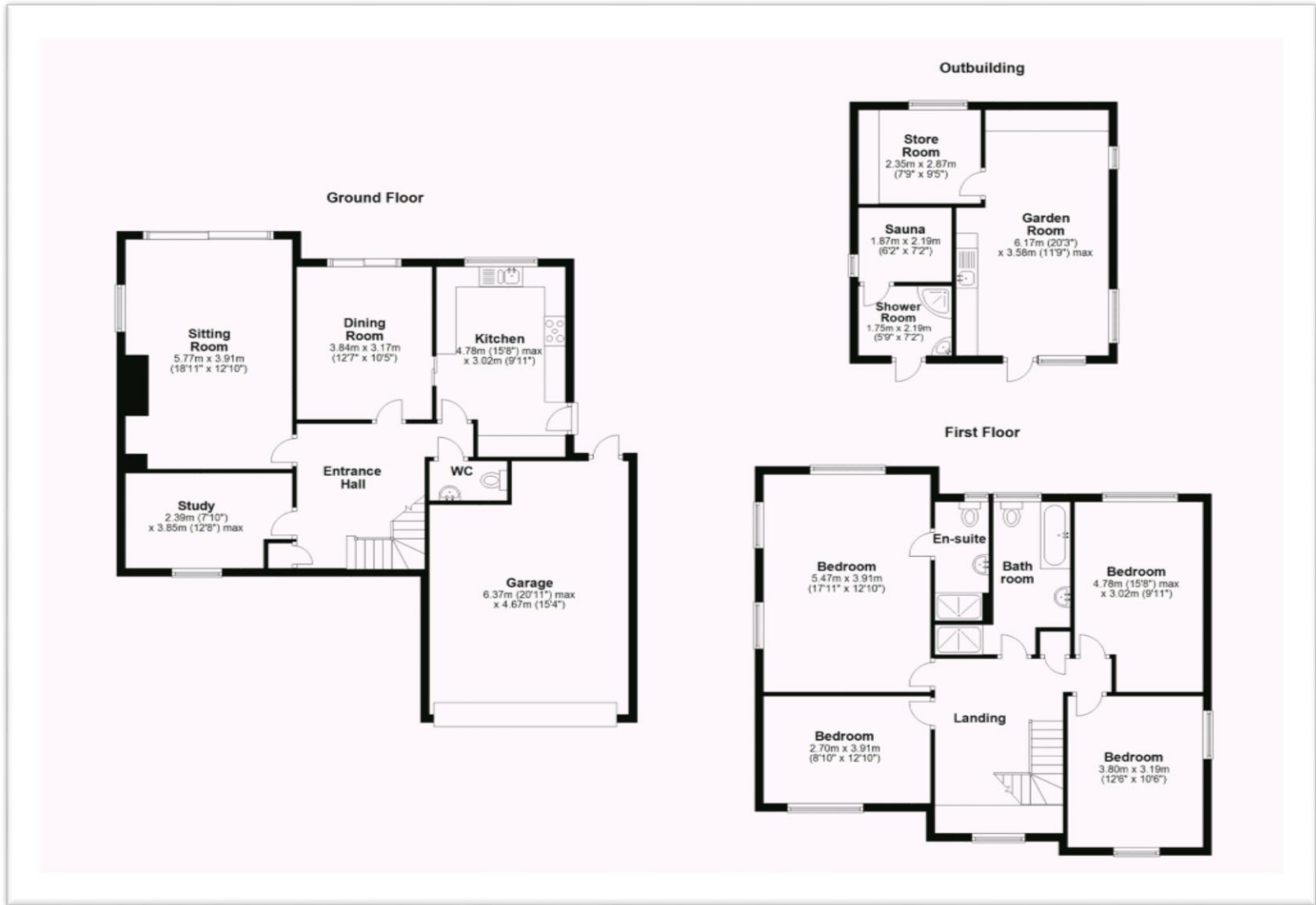


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band G

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