



Surman Crescent, Hutton Burses

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Offers in Excess of £999,995

A most appealing and deceptively large extended four bedroom detached chalet style property offering well presented, spacious living accommodation over two floors, situated in one of the most desirable roads on the borders of Hutton Mount, within 0.9 miles of Shenfield Mainline Railway station, shopping Broadway and good local schools. The well maintained accommodation comprises; good size reception hall leading to two double bedrooms and family bathroom with separate shower. At the rear of the property there is a large lounge that is open plan to a dining area and a double glazed conservatory overlooking the garden. Spacious L-shape kitchen/utility area and breakfast room with Miele appliances. To the first floor there are two further bedrooms, bathroom and a large walk-in storage room leading to further eaves storage space. This family sized home boasts an attractively landscaped 0.22 acre



(STLS) south facing plot, with summer house and concealed timber constructed workshop, with the added benefit of planning permission Ref. No: 23/00781/HHA to further enlarge the rear ground floor for open plan living. There is also scope to further enlarge the upstairs bedroom accommodation. Security is provided by an alarm system and external surveillance cameras. Offered to the market for sale with no onward chain. EPC E.

From beneath an overhang canopy a small step rises to a UPVC wood effect front door with obscure glazed leaded light inserts and glazed panels either side, open to:

Entrance Hall

A bright and spacious entrance which opens out to the staircase rising to the first floor. Obscure glazing above internal doors, deep coved cornice to ceiling, access to high level cupboard which accommodates the fuse box.

Dining Room Area 14' 3" x 10' 7" (4.34m x 3.22m)

Three UPVC decorative stained glass windows to side aspect and open plan access to;

Lounge Area 21' 2" x 14' 2" (6.45m x 4.31m)

A bright and spacious reception room garnering light from the wide UPVC French doors opening to the conservatory with views over the south facing garden. A central focal point is the limestone fireplace incorporating a gas coal effect fire.

Kitchen Area 14' 10" x 9' 1" (4.52m x 2.77m)

Open plan to **Breakfast/Utility Area** 14' 2" x 9' 2" (4.32m x 2.80m). Well-appointed and fitted with an extensive range of oak fronted shaker style base and wall mounted cupboards complimented by granite work surfaces and Amtico flooring. Appliances include; Miele fan assisted double oven, ceramic hob with concealed extractor unit fitted above, integrated dishwasher, refrigerator, separate freezer, fitted microwave, tumble dryer and space for washing machine. Stainless steel 1.5 bowl undermount sink with drainer grooves in granite and mixer tap and further preparation undermount stainless sink and mixer tap. Three windows to side aspect and a fitted breakfast table with space for four chairs. Spotlights to ceiling. Door to;

Conservatory 23' 3" x 11' 7" (7.08m x 3.53m) *maximum*.

An attractive L-shaped space overlooking the garden with ceramic tiled floor and fitted ceiling fan. French doors to the patio and further door to the side.

Bedroom One 13' 8" x 11' 2" (4.16m x 3.40m) *into bay window and rear of wardrobes*.

An attractive room fitted with a deep UPVC leaded light bay window to front elevation and two UPVC windows to side aspect. Spotlights in bay. Comprehensively fitted with bespoke hardwood floor to ceiling wardrobes with extensive hanging, shelving and storage space complemented by matching bedside units and dressing table.

Bedroom Two 12' 7" x 12' 2" (3.83m x 3.71m) *to rear of wardrobes*.

A well proportioned room, with large UPVC leaded light window to front and two UPVC windows to side. Fitted floor to ceiling bespoke hardwood wardrobes, with ample hanging, shelving and storage space complemented by matching bedside units and dressing table.





Family Bathroom

Villeroy & Boch suite comprising bath with wall mounted mixer tap, separate shower cubicle, ceramic white sink, mixer tap and cupboard beneath. Mirrored vanity cupboard above with lighting. WC and heated towel rail. Spotlights and extractor fan. Ceramic tiled walls and UPVC window to side.

First Floor Landing

Built in linen cupboard and doors to;

Bedroom Three *14' 3" x 11' 11" (4.34m x 3.63m) to rear of wardrobes.*

A sunny bedroom providing elevated views of the very well screened south facing rear garden. Running along one wall are floor to ceiling bespoke hardwood fitted wardrobes providing ample storage and hanging space. Matching fitted dressing table. Built in cupboard housing hot water cylinder.

Bedroom Four *9' 10" x 9' 5" (2.99m x 2.87m)*

Built in cupboard including shelving, fitted hardwood furniture comprising desk/dressing table and double glazed Velux window to side.

Storage Room

Large loft storage room leading to separate eaves storage area with light connected.

Bathroom

Villeroy & Boch suite fitted with a tiled enclosed bath, mixer tap and wall mounted shower attachment and shower screen. Vanity sink unit with mixer tap and cupboard beneath. Vanity mirror above with side lights. WC, heated towel rail, spotlights and extractor fan. Ceramic tiled walls and double glazed Velux window to side.

Externally

Front Garden

A partially block paved front garden provides off street parking and the driveway continues down the side of the property leading to the garage. The remainder of the front garden has a slate shingled planting area and gate to the east side of the property leading to the rear garden. At the side of the garage a door leads to a covered porch where there is a pedestrian door to the garage and access to the rear garden.

Rear Garden

A stunning feature of the property, benefitting from a south facing elevation bathed in sunshine for most of the day. The plot measures 0.22 acre (STLS) expanding outwards to a depth of 92' (28.3m) with a maximum width across the rear of 80' (24.4m) and is screened on all sides by mature shrubs. There is a large paved terrace/patio immediately behind the property leading onto a large lawned area with flower and shrub borders. A curved pathway with lantern lights flanks the garden leading to a small summerhouse and additional seating area with water feature. This in turn leads onto a secluded kitchen/vegetable garden with raised planters and adjacent timber constructed workshop fitted with power and light, ideal for a home office.

Garage *23' 0" x 12' 2" (7.01m x 3.71m) internal.*

Remote controlled electric up and over door. Window and door to the side. Built in cupboard, stainless steel sink with wall mounted water heater and enclosed WC with lockable door. French double doors lead to the rear garden. Power and light connected.







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

Council Tax Band G

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**1687 sq. feet
(157 sq. metres)**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any errors or mis-statement. All parties must rely upon their own inspection.

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