



Hillwood Grove, Hutton Mount

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Hutton Mount

Offers in Excess of £2,600,000

Edwardian house situated in one of the best roads on Hutton Mount with delightful family accommodation laid out over three floors. Spacious and well presented throughout with large formal sitting room, dining room, study, superb kitchen/breakfast/family room overlooking an attractive rear garden. The master bedroom with large bay window has a luxurious ensuite and there are three further bedrooms with family bathroom to the first floor. A stunning second floor open reception room leads to a further double bedroom and ensuite. The south east facing plot is 0.346 acre (STLS) and is attractively landscaped with wide terrace for entertaining, the remainder being laid to lawn with a



wide variety of mature trees and shrubs to the boundaries that provide screening. There is potential, subject to the usual consents, to extend to the side if required. The property provides a generous 3700 square foot of accommodation and is situated within easy reach of Shenfield mainline railway station with its links via the Elizabeth line to the West End, Heathrow airport and beyond. No onward chain. EPC E.

Entrance

Recessed entrance with solid wood front door leading to;

Entrance Hallway

Stairs rising to first floor with small storage cupboard below, solid wood flooring, two radiators with ornamental covers, obscure window to side, picture rail and doors to;

Dining Room 16' 2" into bay max x 15' 6" (4.92m x 4.72m)

Large marble fireplace with cast iron insert and granite hearth. Picture rail, radiator with ornamental cover, wooden flooring and wide bay window to front.

Study 13' 4" x 12' 0" (4.06m x 3.65m)

Wooden fireplace with cast iron insert, decorative tiled surround and granite hearth. Radiator with ornamental cover, picture rail. Two windows and glazed door to the front and a further two windows to the side.

Sitting Room 21' 1" x 15' 1" into bay max > 13' 3" (6.42m x 4.59m into bay max > 4.04m)

Feature marble fireplace with cast iron insert and granite hearth. Two radiators with ornamental covers, picture rail. French doors with windows either side leading to the rear garden, two further windows to side.

Cloakroom

Villeroy & Boch wash hand basin and back to wall WC, chrome towel rail. Tiling to floor and walls. Obscure window to rear.

Kitchen/Breakfast Room/Family Area 25' 10" x 21' 11" max (7.87m x 6.68m)

Fitted with modern base cupboards and drawers with contrasting quartz worktops. Single drainer sink with mixer tap. Large built in Gaggenau fridge and freezer. Gaggenau dual oven, separate steam oven, microwave and warming drawer. Induction hob with extractor above. Large cupboard with pull down shutter door housing coffee and tea making facilities and Gaggenau wine cooler below. Space for large dining room table and chairs. French doors with windows either side leading to rear garden terrace, further windows to side. The family area has a large seating area with built in cupboards, integrated audio system, LED lights to ceiling, modern style tall radiator, tiling to floor, window to side. Door to;

Utility room 13' 2" x 5' 5" (4.01m x 1.65m)

Base cupboards with quartz worktops. Space for washing machine and dryer. LED lights to ceiling, modern style radiator, window to side and skylight window. Door to front of property and additional door to garage.





First Floor Landing

Airing cupboard, dado rail, radiator with ornamental cover, obscure window to side. Doors to;

Bedroom One *16' 1" into bay x 14' 7" (4.90m x 4.44m)*

Bespoke floor to ceiling wardrobes with hanging rail and shelving. Picture rail, wood flooring, bay window to front. Door to;

En-suite *9' 3" x 7' 10" (2.82m x 2.39m)*

Walk in shower cubicle with shower attachment. Villeroy & Boch dual sinks, WC. Tiling to floor and walls. Traditional style radiator, chrome towel rail, LED lights to ceiling. Obscure window to side.

Bedroom Two *15' 4" x 13' 3" (4.67m x 4.04m)*

Radiator, picture rail, wood flooring and window to rear.

Bedroom Three *14' 10" x 12' 7" (4.52m x 3.83m)*

Walk in cupboard, radiator with ornamental cover, picture rail. Window to rear.

Bedroom Four *12' 7" x 13' 4" (3.83m x 4.06m)*

Built in wardrobes, picture rail, dado rail with wood panelling below. Radiator with ornamental cover, window to front.

Family Bathroom

Walk in shower cubicle with fixed shower head. Freestanding bath with hand held shower attachment. Wash hand basin with mixer tap and WC. Tiling to floor and walls. Chrome towel rail, window to rear.

Second Floor Landing *37' 0" x 14' 9" > 12' 9" (11.27m x 4.49m > 3.89m)*

Part galleried landing, two radiators, LED lights to ceiling, loft storage access, half moon feature window to side. Spacious room which has potential to be used as a separate annexe. Door to;

Bedroom Five *16' 2" x 14' 11" > 11' 5" (4.92m x 4.54m > 3.48m)*

Radiator, picture rail, window to front. Door to;

En-suite

Shower cubicle with wall mounted controls, wash hand basin and WC. Radiator, tiling to floor and walls.

Externally

In and out carriage driveway with remote controlled wrought iron gates to the front. Wrought iron fencing to both sides of property and mature trees and shrubs screening the front.

Double Garage *19' 2" x 14' 0" (5.84m x 4.26m)*

Up and over door, access to eaves storage, gas boiler. French doors leading to courtyard area.

Rear Garden

Property stands on a south easterly plot approximately 0.346 of an acre. Large patio area leading to lawn with high hedges, shrubs, trees and plants to borders. There is side access with double wrought iron gates with the potential to extending the property, subject to the usual planning consents.









Energy Efficiency Rating

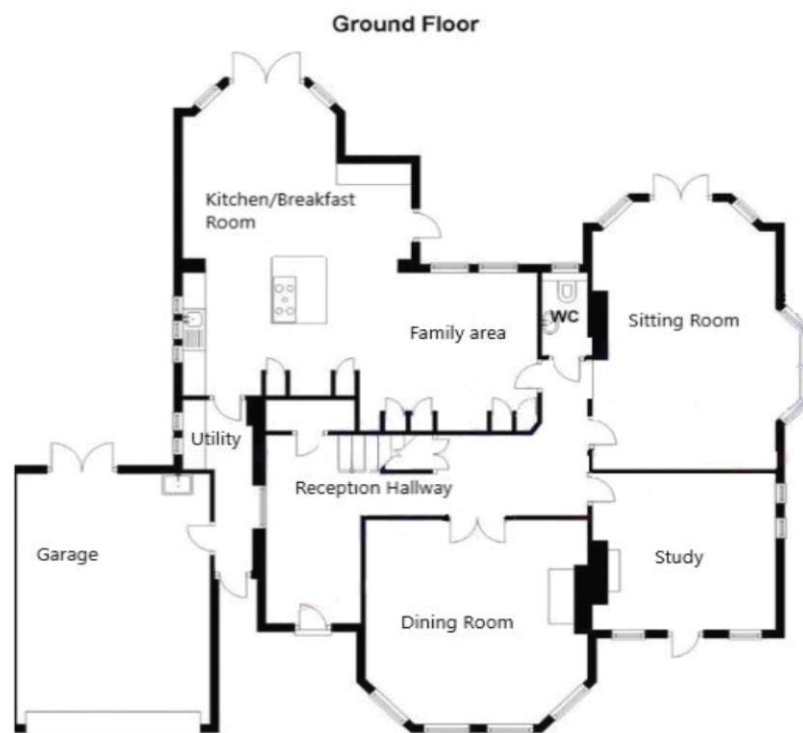
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Council Tax Band H

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