



Cory Drive, Hutton Burses

Cory Drive

Hutton

£1,395,000

A charming five bedroom detached residence situated in this popular and desirable location 0.9 miles of Shenfield mainline station. Spacious accommodation comprises; entrance porch to reception hall, sitting room, dining room, cloakroom, L-shaped kitchen/breakfast room, laundry room and spacious lounge. An attractive return staircase leads to the first floor with spacious master bedroom, en-suite shower room, four further bedrooms and family bathroom. Externally the gardens are well maintained and landscaped with a good sized front garden, driveway for multiple vehicles that leads to a detached double garage at the rear. The rear garden has an attractive sandstone patio leading to a pergola that in turns leads to a further terrace and utility area. The remainder of garden is laid to lawn



dry stone wall water feature. Shenfield Broadway offers an array of shopping facilities, bars and restaurants as well as a fast and frequent rail service to London including the Elizabeth Line for the West End and Heathrow Airport. There is also an excellent selection of schools nearby, subject to acceptance. EPC D.

Entrance Porch

Door to;

Reception Hall

Return staircase rising to first floor and doors to;

Cloakroom

L-shaped with understairs storage cupboard, WC. set in fitted units and wash hand basin set in fitted cupboards. Two windows to rear aspect.

Dining Room 16' 7" x 11' 0" (5.05m x 3.35m)

Attractive triple aspect room with period style fire surround and coal effect fire. Parquet flooring and coving to ceiling.

Sitting Room 12' 0" x 11' 3" (3.65m x 3.43m)

Parquet flooring, attractive brick open fireplace, window to front, coving, dado rail and door to;

Lounge 18' 2" x 17' 5" (5.53m x 5.30m)

Spacious dual aspect room to front and side, Amtico wood effect flooring and door to;

Kitchen/Breakfast Room 18' 4" x 16' 4" (5.58m x 4.97m) *reducing to 7'4"*.

L-shaped with access from reception hall to breakfast area that is 9'9" x 8'4" and is open plan to the kitchen with fitted cupboards and fitted dresser. The kitchen comprises of a range of cream and olive coloured base and wall cupboards complimented by granite work surfaces incorporating a range cooker with extractor hood above. Space for dishwasher, inset sink with mixer tap and fitted wine fridge. Amtico parquet style flooring, two windows overlooking the garden and door to;

Laundry Room 9' 5" x 7' 3" (2.87m x 2.21m)

Comprehensive range of fitted base and wall cupboards with wood effect work surfaces. Space for washing machine and tumble dryer, windows to side and rear. Stable door to garden.

First Floor Landing

Window to rear aspect and doors to;

Master Bedroom 16' 3" x 14' 3" (4.95m x 4.34m) *to front of wardrobes.*

Bright and spacious room with dual aspect windows to front and side. Superbly appointed with Canadian Maple fitted furniture comprising; wardrobes, cupboards and drawers that are beautifully crafted with a stunning marquetry inlay. Door to;





En-suite Shower

Spacious with large walk in shower partially enclosed by a glazed screen, WC. and twin wash hand basins set in Walnut effect cabinets with cupboards beneath. Chrome heated towel ladder, ceramic tiled walls and floor. Two windows to rear aspect.

Bedroom Two 12' 3" x 10' 9" (3.73m x 3.27m) to rear of wardrobes.

Fitted wardrobes and cupboards with inset for double bed. Eaves storage cupboard and window to front aspect.

Bedroom Three 11' 7" x 8' 2" (3.53m x 2.49m) to front of wardrobes.

Wall to wall fitted wardrobes with mirrored doors and window to front.

Bedroom Four 10' 2" x 7' 3" (3.10m x 2.21m)

Window to rear overlooking the garden.

Bedroom Five 9' 0" x 7' 7" (2.74m x 2.31m)

Currently used as a study with fitted cupboards and shelves. Window to rear aspect.

Bathroom

Three piece white suite attractively tiled in mosaic style two tone tiles. Telephone style mixer tap and hand shower. Fitted shower screen, WC. and wash hand basin. Radiator/ heated towel rail and two windows to rear aspect.

Externally

The property enjoys a corner plot position with a deep front garden measuring 54' (16.5m), retained by a low brick wall. An independent driveway provides off street parking for multiple vehicles and access to the double garage situated at the rear. The remainder of the garden is laid to lawn with established shrub borders. Double gates lead to a cobbled drive in front of the garage leading to the rear garden. The

rear garden measures 54' 2" x 63' 9" (16.5m x 19.42m) and has an attractive sandstone patio leading to a pergola that in turns leads to a further terrace and utility/storage area. The remainder of garden is laid to lawn with well stocked borders and an impressive dry stone wall water feature. At the side of the garage is a timber constructed lean-to storage shed.

Detached Double Garage 17' 5" x 17' 0" (5.30m x 5.18m)

Electric roll up door, two windows and pedestrian door to side.











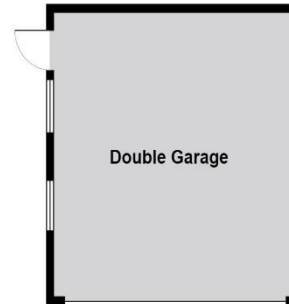
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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Council Tax Band G.

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Ground Floor
Area: 103.0 m² ... 1108 ft²

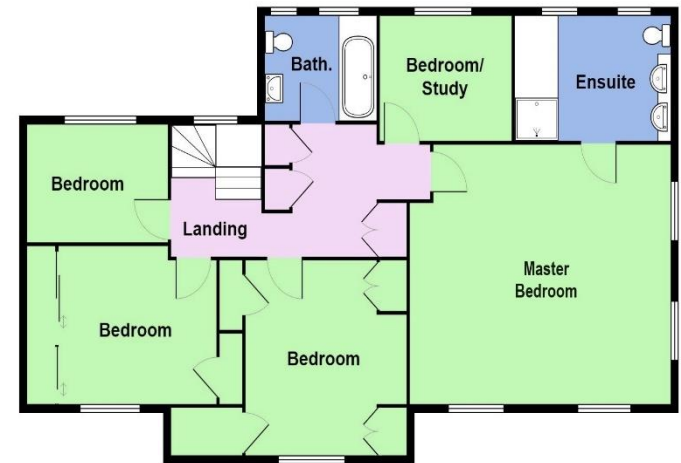


AIW Energy Assessors Limited

Energy Performance Certificates | Floor Plans

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1st Floor
Area: 95.9 m² ... 1032 ft²



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