



**Lyndhurst Way, Hutton**



# Lyndhurst Way

## Hutton

£925,000

Superbly presented and extended family home situated in a sought after cul de sac close to St Martin's School (subject to acceptance). The well planned accommodation includes : lounge with bespoke storage, spacious kitchen/family/dining room which is the hub of this lovely property with defined areas offering well fitted kitchen and integrated appliances, space for large table and chairs and family area with lantern roof light and bi fold doors overlooking the charming west facing rear garden. Additionally, there is a ground floor cloakroom, generous master bedroom on the second floor with fitted wardrobes and en-suite shower room. Three further double bedrooms and family bathroom to the first floor. Integral garage with utility area to rear, driveway parking with adjacent lawned area and as previously mentioned a charming west facing rear garden with lawned area and attractive planting. Shenfield station and broadway are within one mile. EPC D





### Entrance Hallway

Modern double glazed entrance door and side glazed panel via an open canopied porch. Recess with space for hanging coats, stairs to first floor and doors to:

### Cloakroom

Semi pedestal wash hand basin, close couple w.c., painted panelling to one wall and attractive tiled splashback. Window to side.

### Lounge 12' 8" x 11' 8" (3.86m x 3.55m)

Delightful room with large window to front, bespoke fitted media unit with space for tv, open shelving and cupboard storage.

### Kitchen/Family/Dining Room 25' 5" max x 18' 2" max (7.74m x 5.53m)

Superb open plan room with zoned areas for modern living. The kitchen area has a generous range of base, wall and drawer units with quartz work surface and upstand. Integrated fridge/freezer and induction hob with stainless

steel and glass extractor hood above. Built in oven and combination oven. Peninsular unit with matching cupboards and quartz work surface with inset stainless steel sink with attractive light fitting above. Integrated dishwasher and wine fridge. Quartz overhang breakfast bar and space for stools below. Dining area with space for large table and chairs. Built in understairs storage and door to side. The family area overlooks the rear garden with bi fold doors across the rear. Lantern roof lights above kitchen and family areas.

### First Floor Landing

Return staircase with spindled balustrade to second floor, window to side and doors to:

### Bedroom Two 12' 9" x 11' 9" (3.88m x 3.58m)

A spacious bedroom with large window to front.

### Bedroom Three 11' 8" x 9' 3" (3.55m x 2.82m)

Large window to front, built in cupboards with hanging rail and shelving.

### Bedroom Four 13' 3" max x 8' 0" (4.04m x 2.44m)

Mirrored sliding door wardrobes, window to rear.

### Family Bathroom

Spacious room with panelled bath, pedestal wash hand basin, close coupled w.c., and separate tiled shower cubicle. Attractive tiling to walls with border tile, tiled flooring, towel warmer/radiator and two windows to rear.



## Second Floor Landing

Stairs from first floor and door to:

### Bedroom One 22' 8" max x 13' 8" max (6.90m x 4.16m)

Superb master bedroom with built in storage and drawer unit. Window to rear with fitted blinds. Built in chest storage. Two wall light points, skylight windows to front with some sloping ceilings. Door to:

### En-suite

Pedestal wash hand basin, close coupled w.c., tiled shower cubicle, tiling to walls, chrome towel warmer and window to rear.

### Externally

Driveway leads to garage with attractive lawned area adjacent with shrub bed and low retaining wall. Side access to:

### Rear Garden

Attractive west facing rear garden with composite decked area across the rear with the remainder being laid to lawn with well stocked shrub and flower borders. Shed to remain.

### Integral Garage 16' 7" max x 8' 3" max (5.05m x 2.51m)

Door from hallway and electric up and over door to front. Utility area to the rear with spaces for appliances and stainless steel single drainer sink. Wall mounted Vaillant combination gas central heating boiler. Storage cupboards, door and window to side access.

















Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>81</b>
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
www.epc4u.com			

Council Tax Band F

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