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Longaford Way, Hutton

WN
PROPERTIES

Longaford Way Hutton

£5,400 pcm

Council Tax Band G

Discreetly positioned in a cul-de-sac location, within 0.9 miles from Shenfield mainline station and shopping Broadway, WN Properties are pleased to offer for long term rent a spacious four bedroom detached family home. To the ground floor there are multiple reception spaces, a comprehensively fitted kitchen with separate utility room and guest cloakroom. Upstairs, the generous principal bedroom provides access to an extensively fitted dressing room and luxurious en-suite, with further en-suite shower room to the second bedroom, two additional bedrooms and stunning family bathroom. Ample off street parking via remotely operated security gates leads to a double integral garage. Offered furnished or unfurnished from the end of April 2024, EPC C.



Entrance Lobby

Ground Floor Cloakroom

Entrance Hallway

Study 13' 7" x 8' 1" (4.14m x 2.46m)

Gym/Study 2 8' 8" x 8' 5" (2.64m x 2.56m)

Living Room 18' 7" x 11' 10" (5.66m x 3.60m)

Conservatory 14' 6" x 11' 10" (4.42m x 3.60m)

'L' Shaped Kitchen/Diner 19' 11" max x 10' 8" x 18' 3" max x 11' (6.07m > 3.29m x 5.56m > 3.35m)

Family Room 17' 0" x 10' 0" (5.18m x 3.05m)

Utility Room 8' 2" x 6' 3" (2.49m x 1.90m)

First Floor Landing

Bedroom 1 21' 4" into large recess x 15' 10" max > 11' 2" (6.50m x 4.82m > 3.41m)

En-Suite

Dressing Room 14' 8" plus door recess x 11' 11" to rear of wardrobes (4.47m x 3.63m)

Bedroom 2 13' 9" x 10' 11" (4.19m x 3.32m)

En-Suite – featuring bath and walk-in shower

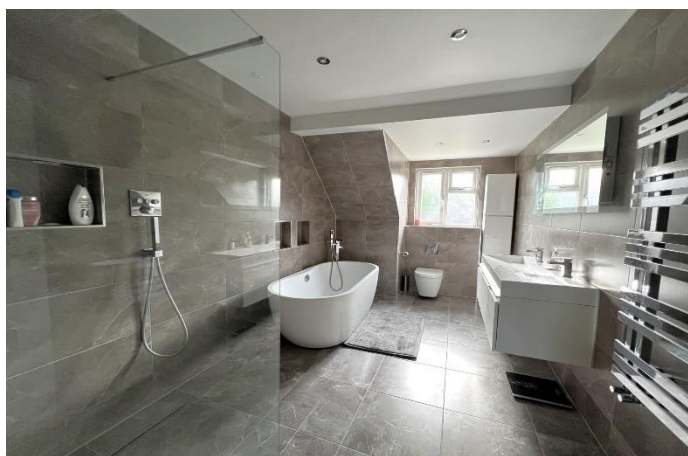
Bedroom 3 12' 0" x 9' 10" (3.65m x 2.99m)

Bedroom 4 11' 11" max > 8' 7" x 8' 5" (3.63m > 2.65m x 2.56m)

Family Bathroom – with separate walk-in shower

Front and rear gardens

Double width integral garage.



A one week holding deposit is required to secure this property. Please ask for a copy of our 'Guide for Tenants' for a full list of costs applicable to this or any of our properties. Please note your holding deposit is at risk if you withdraw from the transaction or do not disclose something that may affect your ability to pass references.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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APPROX INTERNAL FLOOR AREA
268 SQ M 2889 SQ FT

This plan is for layout guidance only and is **NOT TO SCALE**.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Every effort has been made to ensure the accuracy of these particulars that have been prepared in good faith in conjunction with the vendor and they cannot be guaranteed and should not form part of any offer or contract. We have not checked the existence of relevant permissions, legal ownership, fixtures, fittings and appliances are in working order or fit for purpose. Photographs are for general information and it cannot be inferred that any items shown are included in the sale or within the ownership of the seller and therefore must be verified by your legal representative. No assumptions can be made from any description or image, relating to the type of construction or structural condition. All measurements are approximate, and any drawings or floorplans provided are for general guidance and are not to scale. Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008.