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Oakwood Avenue, Hutton

WN
PROPERTIES

Oakwood Avenue

Hutton

£540,000

An excellent opportunity to purchase this 1960's semi detached house standing in a wider than average plot offering great potential, subject to planning permission, to extend. The existing property is in need of some modernisation/refurbishment and currently comprises; entrance hall leading to a lounge/diner, kitchen and sun-lounge. On the first floor there are three bedrooms and a family shower room. Oakwood Avenue is an attractive residential cul de sac location 1.4 miles to Shenfield Broadway that offers a variety of shops, bars and restaurants as well as the mainline station for London commuting with a fast and frequent service and the Elizabeth Line for the West End and Heathrow airport beyond. Local shops, schools and public amenities are even closer to hand. Attached to the property is a single garage with an adjacent driveway leading to an additional pre cast Marley garage in the rear garden. The rear garden is approximately 103' (31.66m) deep and is predominantly laid to lawn. No onward chain. EPC E.



Entrance Porch

Door to;

Entrance Hall

Stairs rising to first floor, understairs cupboard and doors to;

Lounge/Diner 11' 8" x 12' 5" (3.55m x 3.78m) plus 11' 4" x 8' 8" (3.45m x 2.65m)

Picture window to front, feature fire surround and open-plan access to;

Dining Room Area

Sliding patio doors to rear garden and serving hatch to kitchen.

Kitchen 11' 4" x 9' 3" (3.45m x 2.82m)

In need of modernisation. Base and wall cupboards, gas cooker, single drainer sink unit. Built in larder cupboard, further cupboard and gas boiler. Window to rear aspect and door to;

Sun Room 9' 2" x 7' 2" (2.79m x 2.18m)

In need of some attention with windows to side and rear. Door leading to rear garden.

First Floor Landing

Doors to;

Bedroom One 11' 8" x 10' 8" (3.55m x 3.25m) to front of wardrobes.

Built in wardrobes and window to front.

Bedroom Two 11' 4" x 10' 8" (3.45m x 3.25m)

Window to rear.

Bedroom Three 8' 7" x 7' 3" (2.61m x 2.21m)

Window to front.

Shower Room

Built in linen cupboard, shower cubicle, wash hand basin and WC. Window to rear.

Garage 16' 0" x 8' 0" (4.87m x 2.44m)

Up and over door.

Externally

At the front of the property the garden is laid to lawn with established shrub borders and adjacent driveway to garage providing off street parking facilities that continues down the side of the garage to an additional pre-cast Marley garage that's ideal for storage. The rear garden is 103' (31.66m) and commences with a patio area leading to lawn with mature shrub borders.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



Council Tax Band E

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