



Park Avenue, Hutton

Park Avenue

Hutton

£1,250,000

Situated in one of the most desirable locations in Hutton, this spacious five bedroom detached family house sits well back from the road with a long driveway for off-street parking that leads to a double width integral garage. The accommodation comprises; entrance hall, spacious cloakroom, two reception rooms, kitchen and utility room. On the first floor the master bedroom has a dressing area and en-suite shower room and there are four further bedrooms with en-suite to bedroom two and family bathroom. The rear



garden enjoys a south easterly aspect and is predominantly laid to lawn. St Martins secondary school is situated nearby, (subject to acceptance) and Shenfield Broadway with mainline station for London commuting is 1 mile for pedestrians and 1.4 miles by road. Shenfield station provides a fast and frequent service and includes the Elizabeth Line for the West End and Heathrow airport beyond. EPC C.

Entrance Hall 12' 7" x 10' 4" (3.83m x 3.15m)
plus 11' 5" x 4' 11" (3.47m x 1.50m)

Entrance door to reception hall. Stair rising to first floor landing with a feature arch shaped window to front. Cornice to ceiling, under stairs cupboard, integral door to garage and doors to;

Cloakroom

Low level WC, pedestal wash hand basin, tiled floor, window to front, tiled flooring, and cornice to the ceiling.

Lounge 21' 2" x 17' 2" >12' 8" (6.45m x 5.23m > 3.86m)

A spacious room with feature stone fire surround. Patio doors to the rear garden and two obscured double glazed windows to side. Cornice to ceiling.

Dining Room 15' 7" x 10' 4" (4.75m x 3.15m)

French doors to rear garden and cornice to ceiling.

Kitchen 12' 4" x 10' 4" (3.76m x 3.15m)

Cream coloured wood panelled base and eye levels cabinets with granite work surfaces extending along three sides and inset stainless steel one and a half bowl stainless steel sink unit. Window overlooking the rear elevation. Rangemaster oven and space for a dishwasher. Tiled flooring and cornice to the ceiling. Door to:

Utility Room 10' 5" x 6' 11" (3.17m x 2.11m)

Fitted units matching the kitchen with space for fridge/freezer and washing machine. Roll top work surfaces along two sides and stainless steel sink drainer unit with hot and cold mixer taps. Tiled flooring from the kitchen and door with window providing access to the side.

First Floor Landing

Access to boarded loft storage via pull down ladder and an airing cupboard. Doors to;

Master Bedroom 19' 1" > 12' 0" x 17' 6" (5.81m > 3.65m x 5.33m)

A spacious master bedroom with two windows to the front and an arch leading to the dressing area measuring 6' 2" x 3' 0" (1.87m x 0.91m) to the front of the fitted wardrobes.

En-suite

Comprising walk in corner shower enclosure with a wall mounted thermostat controlled shower valve, a bidet, a vanity wash hand basin and a concealed cistern WC. Obscure window to the side, heated towel rail, tiled walls with a raised decorative border, spot lighting, extractor fan and underfloor heating.





Bedroom Two 14' 11" x 12' 9" plus recess 4'10" x 3'10" (4.54m x 3.88m plus recess 1.48m x 1.16m)

Situated at the rear of the property with a window to the rear elevation with a radiator beneath, cornice to the ceiling. Door to;

En-suite

Comprising walk in shower enclosure with bi-folding screen, WC with concealed cistern, wash hand basin with storage beneath and to the side. Obscured double glazed window tiled floor and part tiled walls, recessed spotlighting, radiator and cornice to the ceiling.

Bedroom Three 12' 6" x 10' 6" (3.81m x 3.20m)

Double glazed window overlooking the rear of the property with a radiator set beneath, cornice to ceiling.

Bedroom Four 11' 1" x 10' 5" (3.38m x 3.17m)

Double glazed window overlooking the rear elevation and cornice to ceiling.

Bedroom Five 12' 0" x 8' 11" (3.65m x 2.72m)

Situated at the front of the property there is a double glazed window with a radiator set beneath, cornice to the ceiling.

Family Bathroom

Panelled bath with hot and cold mixer taps and hand held shower attachment. Separate walk in shower enclosure, WC with concealed cistern and vanity sink unit with storage cupboards above and below. Obscured double glazed window to the side. Tiled walls and floor.

Integral Garage 18' 6" x 17' 10" (5.63m x 5.43m)

Internal access to the double width garage with two independent doors, power and light connected.

Externally

The property is approached via a long driveway providing parking for numerous vehicles leading up to the garage and side access to the rear garden. The front garden is laid to lawn with a mature tree and established borders. the rear garden commences with a paved patio area leading to lawn with shrub borders. Outside water tap and a summer house to one corner.











Energy Efficiency Rating

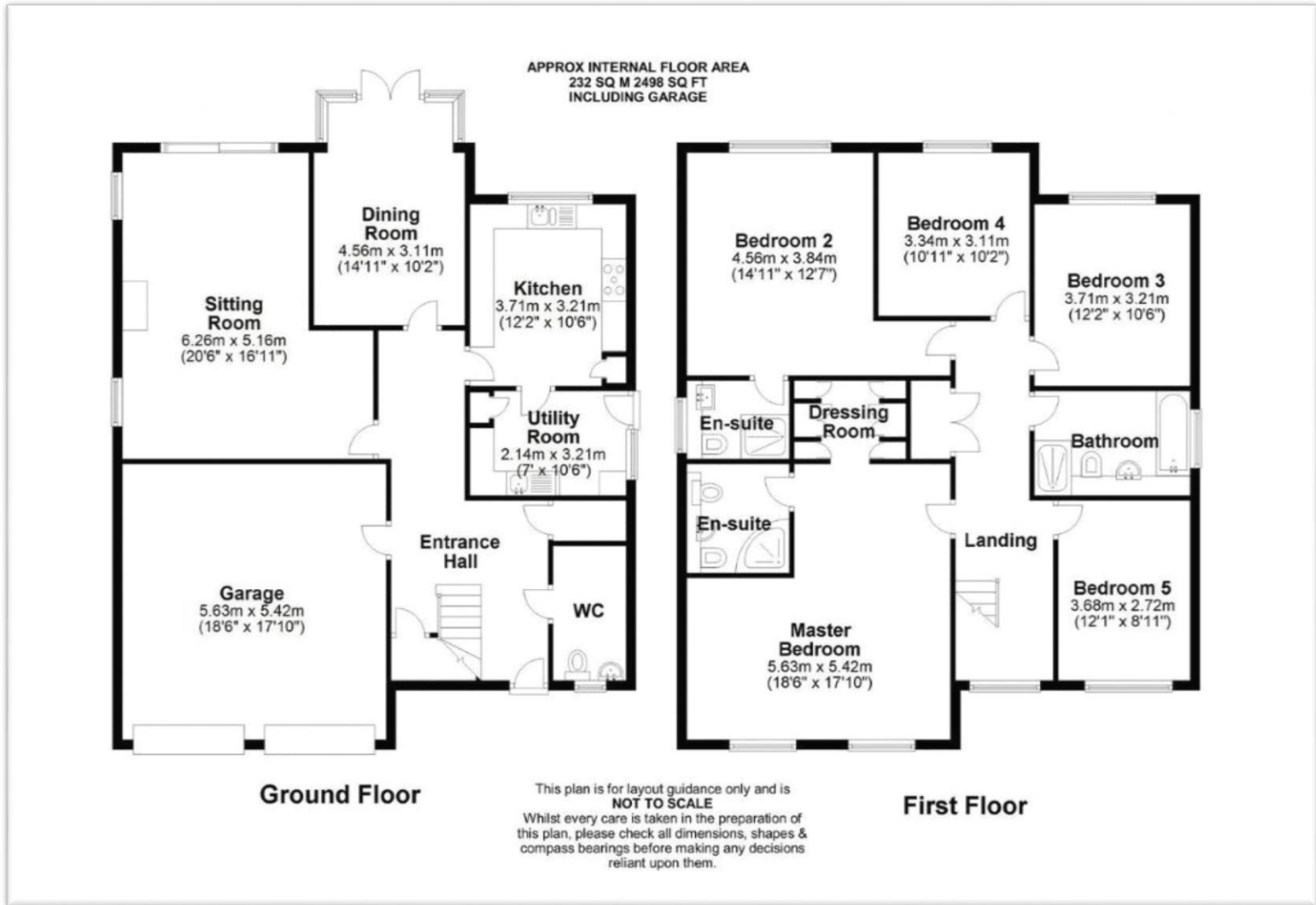
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	79
England & Wales	EU Directive 2002/91/EC	

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Council Tax Band G

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