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Boundary Drive, Hutton

WN
PROPERTIES

Boundary Drive Hutton

£425,000

An attractive three bedroom terraced family home situated in this popular location close to a local shopping parade and within 1.4 miles of Shenfield station. The accommodation comprises; entrance hall leading to lounge/diner, fitted kitchen, two double and one single bedrooms and family bathroom. The property also benefits from off street parking and good size rear garden providing potential for extension, subject to planning permission. Permission was granted in 2016 for a rear extension (now expired) Ref:16/00666/PN42. St Martins school catchment, subject to acceptance. EPC C.



Entrance Porch
Door to entrance hall.

Entrance Hall
Stairs rising to first floor, electric meter box, laminate flooring and doors to;

Lounge/Diner 23' 1" into bay x 12' 0" narr. 9'9" (7.03m x 3.65m)
Bay window to front with fitted window shutters. Wood effect laminate flooring and French doors leading to rear garden.

Kitchen 9' 10" x 9' 0" (2.99m x 2.74m)
Fitted with cream coloured base and wall cupboards with contrasting wood effect work surfaces. Inset double oven with gas hob above, space for washing machine and fridge/freezer. Window and door leading to rear garden. Tiled effect flooring, spot lights to ceiling.

First Floor Landing
Doors to;

Bedroom One 12' 6" x 10' 0" (3.81m x 3.05m) Max.
Window to front.

Bedroom Two 14' 0" x 8' 9" (4.26m x 2.66m) Max.
Window to rear aspect and built in airing cupboard.

Bedroom Three 10' 2" x 7' 8" (3.10m x 2.34m) Max.
L-shaped with fitted cupboard over bulk-head. Window to front aspect.

Family Bathroom
Shower bath with fitted shower screen. Wash hand basin with cupboard beneath, WC and heated towel ladder. Tiled walls and window to rear.

Externally
Driveway providing off-street parking and adjacent lawn. Shared side access leading to rear garden. The rear garden commences with a concrete patio area with adjacent brick built storage shed and adjacent lawn with fence surround.





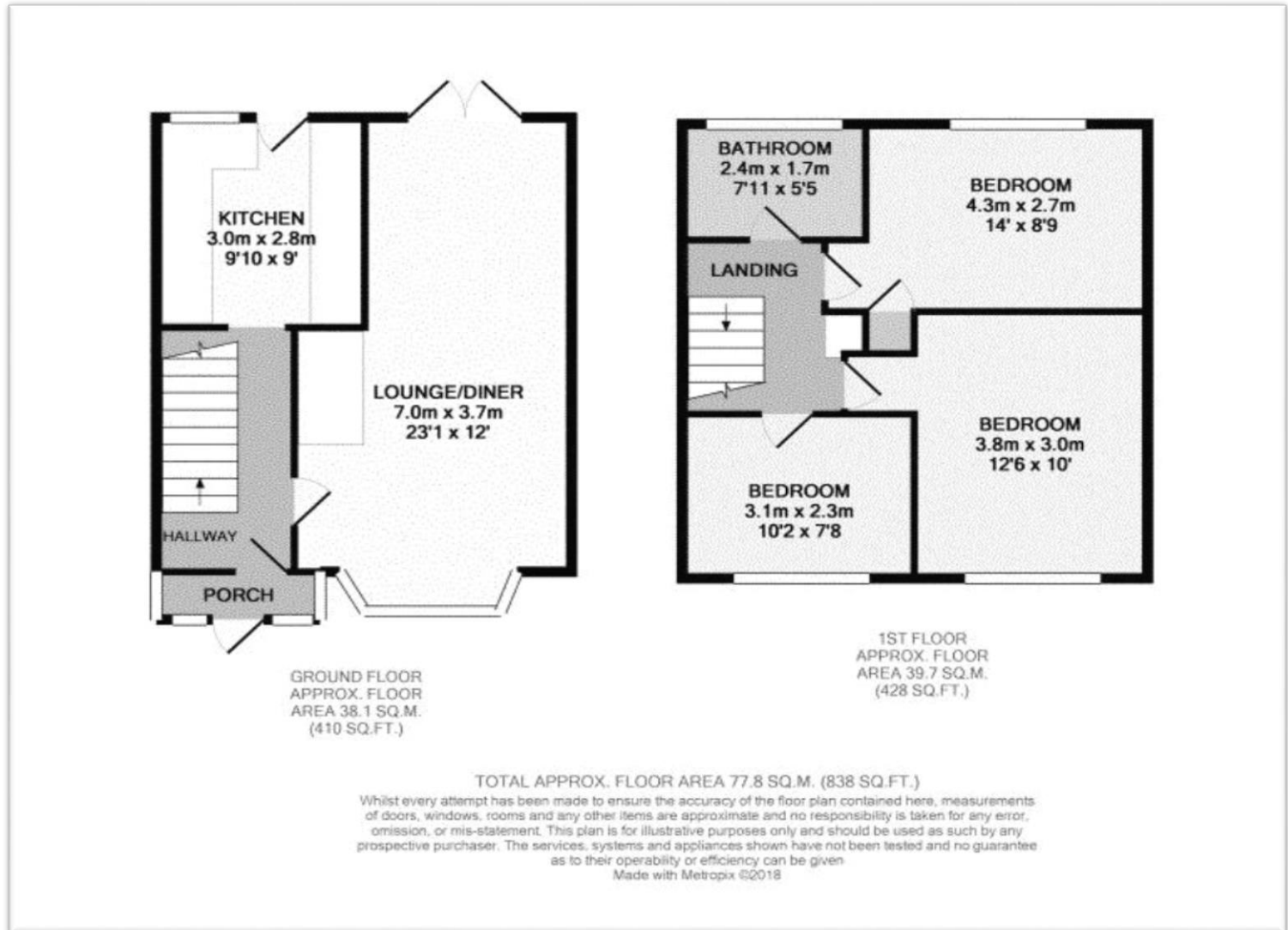
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band C

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