



Woodland Avenue Hutton

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Hutton

£525,000

A deceptively spacious three bedroom semi detached chalet style residence, ideally situated in a popular location backing onto woodland with a south facing rear garden. An entrance porch leads to a spacious reception hall/study area that could also be used as a dining room if preferred and leads to a ground floor bedroom, modern bathroom, lounge/diner, open-plan fitted kitchen and garden room. On the first floor there are two bedrooms overlooking the rear garden. A local parade of shops and Long Ridings Primary school (subject to acceptance) are situated nearby and Shenfield Broadway with mainline station are within 0.8 miles. Shenfield station provides a fast and frequent service to London and includes the Elizabeth Line for the West End and Heathrow airport beyond. No onward chain. EPC D.



Entrance Porch

Window to front and door to;

Entrance Hall/Study/Dining Area

Window to side, stairs rising to first floor, built in cupboard and doors to;

Bedroom Three 12' 4" x 10' 8"

(3.76m x 3.25m)

Window to front.

Bathroom 8' 3" x 5' 4" (2.51m x 1.62m)

Refitted with modern white suite comprising; shower bath with fitted

shower screen, WC and wash hand basin with drawers beneath. Heated chrome towel rail, tiled walls in attractive ceramics and window to side aspect.

Lounge/Diner Area 15' 7" x 10' 9" (4.75m x 3.27m)

Open-plan to kitchen area and glazed sliding doors to garden room.

Kitchen Area 12' 1" x 9' 0" (3.68m x 2.74m)

Re-fitted with an attractive range of base and wall mounted cupboards with contrasting coloured Minerva work surfaces. Inset oven with gas hob above and fitted extractor hood. Space for washing machine and fridge freezer. Integrated dishwasher and single drainer sink unit with mixer tap. LVT flooring, window to rear and built in cupboard.

Garden Room 15' 7" x 9' 2" (4.75m x 2.79m)

Wood effect laminate flooring, windows to the rear and side. French doors to rear garden.



First Floor Landing

Doors to;

Bedroom One 15' 0" x 10' 9" (4.57m x 3.27m) max.

Window to rear.

Bedroom Two 12' 2" x 11' 2" into recess (3.71m x 3.40m)

Window to rear.

Externally

A block paved front garden provides off-street parking for two vehicles with adjacent shared driveway leading to the garage and rear garden. The rear garden commences with a paved patio area with raised border and access to lawn with fence surround. As previously mentioned the garden backs onto woodland and enjoys a southerly aspect.

Garage

Up and over door. Windows to side and rear. Pedestrian door to side.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band D

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