



# The Coverts, Hutton



# The Coverts

## Hutton

£735,000

Located in this highly desirable, quiet cul-de-sac within a popular and sought after area of Hutton is this extended semi detached property providing ideal family accommodation. To the ground floor a spacious reception hall provides access to a study, cloakroom, lounge and modern fitted kitchen/diner with appliances. On the first floor there are three bedrooms and family bathroom with separate shower cubicle. A good sized south facing garden provides a large timber double width storage shed. Shenfield Broadway and mainline station are within 0.8 miles where there is a fast and frequent rail service to London including the Elizabeth Line. The property is also located within St Martins school catchment subject to acceptance. EPC Awaited.



### Entrance Hall

Entrance door with glazed panelled side panel. Stairs rising to first floor with cupboard beneath, vertical radiator, wood effect Amtico flooring, built in airing cupboard and doors to;

### Cloakroom

Back to wall WC and wall mounted wash hand basin with tiled splashbacks. Radiator/heated towel rail and window to front aspect.

### Study 10' 0" x 8' 8" (3.05m x 2.64m)

Window to front and door to side. Fitted cupboards. Built in boiler cupboard. Wood effect flooring.

### Lounge 17' 0" x 11' 0" (5.18m x 3.35m)

Feature stone open fire surround. Coving to ceiling and French doors overlooking and leading to the rear garden.

### Kitchen/Diner 21' 0" x 9' 9" (6.40m x 2.97m)

Comprehensively fitted with a modern range of white gloss fronted base cupboards,

drawers and wall cupboards with resin work surfaces walnut inlay. Peninsular unit with fitted wooden breakfast bar. Inset sink with mixer tap, integrated dishwasher, space for washing machine and fitted slimline wine fridge. Free standing American style fridge/freezer with cupboard either side, adjacent cupboards and work surfaces. Split level Neff oven and microwave. Neff gas hob with Neff stainless steel extractor hood above. Space for dining table, window to side and French doors to the garden.

### First Floor Landing

Doors to;

### Bedroom One 13' 0" x 11' 0" (3.96m x 3.35m)

*max. to rear of wardrobes.*

Fitted wardrobes and window to rear aspect.

### Bedroom Two 10' 3" x 10' 0" (3.12m x 3.05m)

*max. to rear of wardrobes.*

Fitted wardrobes and window to rear aspect.

### Bedroom Three 11' 3" x 9' 4" (3.43m x 2.84m)

*max.*

L-shaped with window to side and dormer window to front. Built in storage cupboard.

### Bathroom

Panelled bath with central mixer tap, metro tiling, shower cubicle, WC and wash hand basin with cupboards beneath. Window to front aspect and tiled floor.





## Externally

Good sized front garden with adjacent driveway providing off street parking for two vehicles. Double width gates lead to the rear garden that commences with a patio area and adjacent hardstanding leading to lawn with fenced surround. At the rear of the garden is a large double width timber storage shed/workshop with power connected, standing on a concrete base.

## Agents Note

Planning permission granted on 14<sup>th</sup> January 2016 (Ref 15/01429/FUL) for the demolition of a garage and single-storey rear and side extension creating an open-plan kitchen/diner and storage room. The current owners have commenced the consent by removing the garage and interested parties should check with the local planning authorities on the perpetuity of the permission. Plans available for inspection.















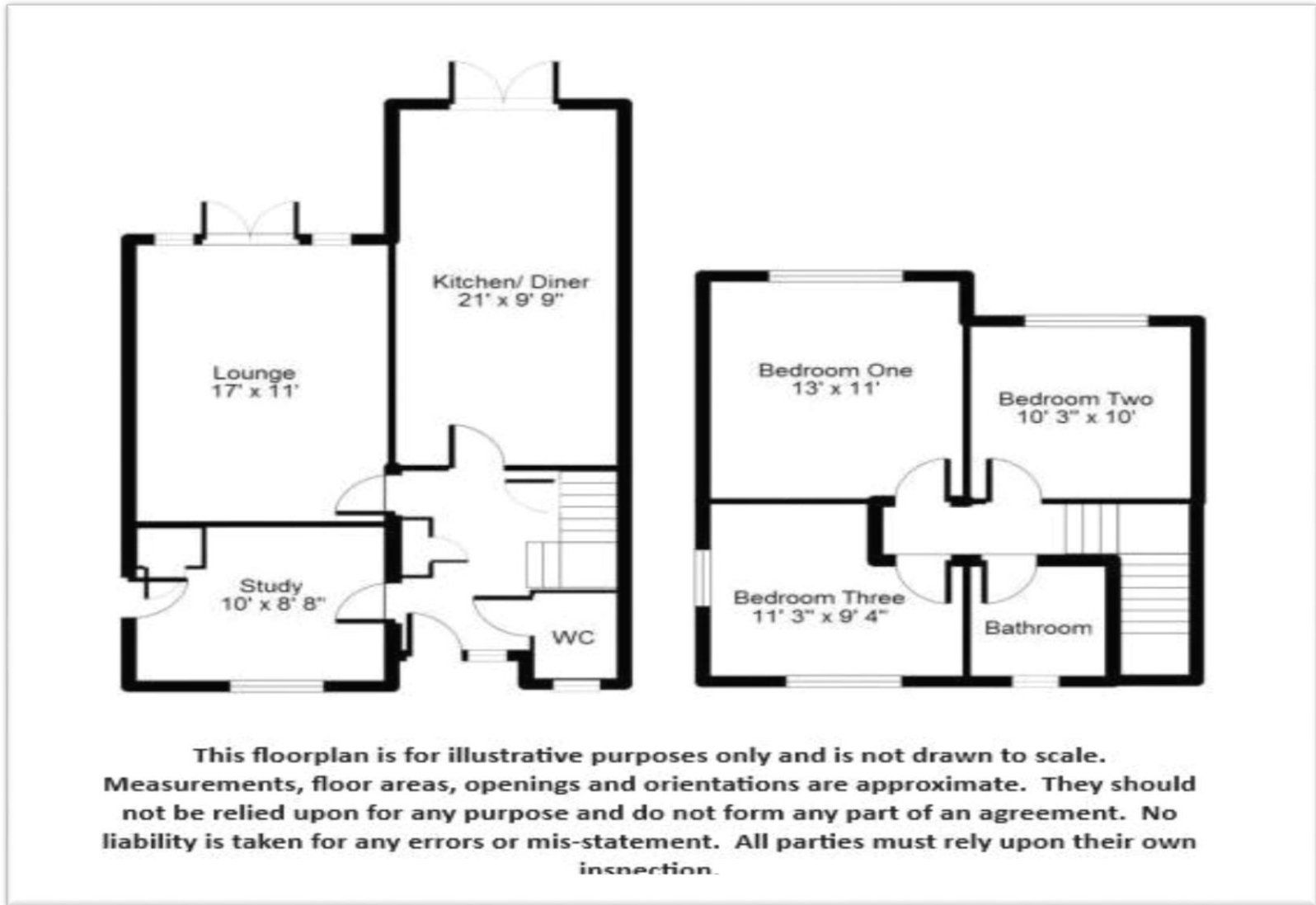
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Council Tax Band E

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