



wnproperties.co.uk

Sunray Avenue, Hutton

WN
PROPERTIES

Sunray Avenue Hutton

£495,000

Detached bungalow offering scope for refurbishment and enlargement (STPP) in a popular cul de sac location close to Hutton Country Park. The property currently offers: lounge, dining room, conservatory, kitchen, two double bedrooms and shower room. Garage with driveway parking and easily maintained rear garden. Situated close to Hutton Country Park and local shops and services are conveniently nearby. St Martins School (subject to catchment) and 1.3 miles to Shenfield Broadway and station with mainline and Elizabeth line services to London and Heathrow. Offered with No Onward Chain. EPC E.



Entrance Porch

Double glazed door to porch and glazed entrance door to:

Hallway

Picture rail, access to loft space, radiator and original style doors to:

Lounge 13' 2" x 11' 2" (4.01m x 3.40m)

Two wall light points, radiator, two glazed panels to side, double doors and side panels to:

Conservatory 11' 0" max x 10' 10" max

(3.35m x 3.30m)

Double glazed windows and doors with vaulted polycarbonate ceiling. Open to:

Kitchen 9' 5" x 8' 2" (2.87m x 2.49m)

Base and wall cupboards incorporating single drainer sink and mixer tap with tiled splashback, built in double Electrolux gas ovens and hob with cooker hood above, space for washing machine and door to garden. Window to rear. Radiator and open access to:

Dining Room 11' 2" > 9' 4" x 9' 10" (3.40m x 2.99m)

Window to side, picture rail, radiator. Built in airing cupboard with wall mounted Potterton gas central heating boiler and hot water cylinder.

Bedroom One 13' 7" to rear of wardrobes and into bay x 10' 8" into rear of wardrobes (4.14m x 3.25m)

Bright double bedroom with bay window to front, built in wardrobes and matching drawer unit. Radiator and additional window to side.

Bedroom Two 13' 7" into bay and rear of wardrobes x 9' 9" (4.14m x 2.97m)

Bay window to front, fitted wardrobes to one wall. Radiator.

Shower Room

Modern suite with concealed cistern w.c., and vanity wash hand basin with storage below. Walk in tiled shower cubicle, chrome towel warmer. Tiled walls and floor. Window to side.

Externally

Parking to front behind hedging and access to garage. Open side access to entrance and rear garden.

Garage 19' 3" > 14' x 11' 10" (5.86m x 3.60m)

Large garage with workshop area. Up and over door. Door to lobby area with further door to garden.

Rear Garden

Attractively planted with mature shrubs and trees, the remainder being laid to lawn.



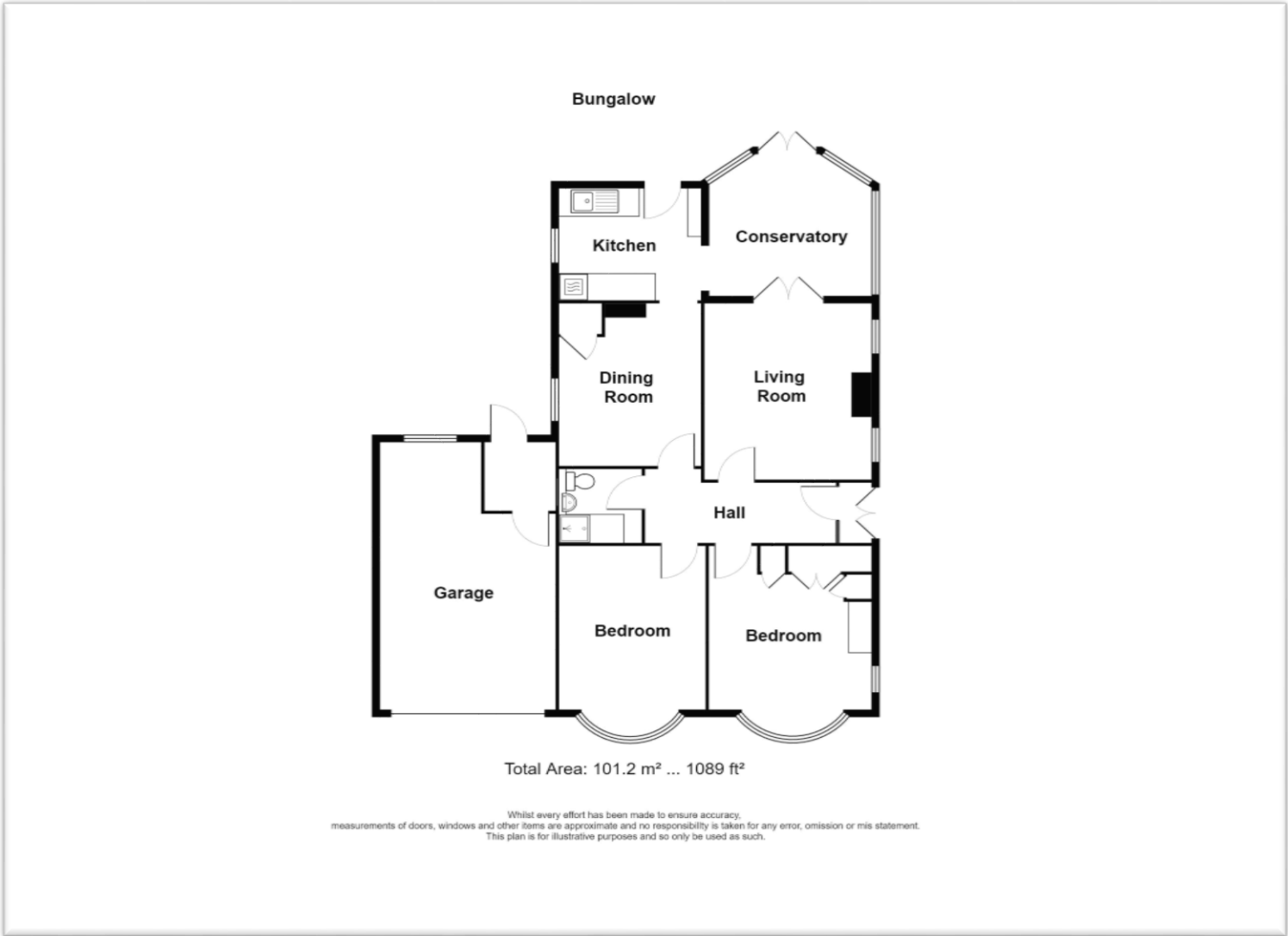


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 G
55-68	D		
39-54	E	63 E	
21-38	F		
1-20	G		

Council Tax Band E.

148 Hutton Road
 Shenfield
 Essex CM15 8NL
01277 225191

admin@wnproperties.co.uk
 wnproperties.co.uk



Every effort has been made to ensure the accuracy of these particulars that have been prepared in good faith in conjunction with the vendor and they cannot be guaranteed and should not form part of any offer or contract. We have not checked the existence of relevant permissions, legal ownership, fixtures, fittings and appliances are in working order or fit for purpose. Photographs are for general information and it cannot be inferred that any items shown are included in the sale or within the ownership of the seller and therefore must be verified by your legal representative. No assumptions can be made from any description or image, relating to the type of construction or structural condition. All measurements are approximate, and any drawings or floorplans provided are for general guidance and are not to scale. Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008.