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# Chelmer Drive Hutton

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Offers Over £565,000

Superbly presented and extended semi detached house located in this sought after location close to local shops and transport links and within catchment of St Martins School (subject to acceptance). The accommodation comprises: extended entrance hall, cloakroom, modern fitted kitchen, large lounge/diner with attractive bow window to front and bifolding doors to rear. On the first floor there are three bedrooms and family bathroom with shower over the bath. An attractive rear with patio area's and adjacent artificial lawn in addition to a converted garage which is currently used as a home office/entertainment room. Block paved driveway providing off street parking. Within 1.2 miles of Shenfield station which offers a fast and frequent service to London and includes the Elizabeth Line for the West End and Heathrow Airport beyond. EPC D.



**Entrance Hall** 18' 1" max x 6' 0" max  
(5.51m x 1.83m)

Spacious and light entrance hall with attractive wood herringbone flooring. Stairs to first floor with storage beneath, cornice to ceiling, window to side and doors to;

**Cloakroom**

Close coupled W.C., wall mounted wash hand basin with mixer tap and storage below. Heated towel rail, part tiled walls, feature tiled floor and obscured window to front.

**Lounge/Diner** 24' 6" x 11' 9" max  
(7.46m x 3.58m)

Spacious and light room with decorative fireplace and stone hearth. Bow

window to front with shutters to remain. Bifold doors to rear, radiators with covers, coving to ceiling and attractive wood herringbone flooring.

**Kitchen** 10' 8" x 8' 7" (3.25m x 2.61m)

Modern kitchen with a range of wall and base fitted units. Integrated fridge/freezer, dishwasher and washer/dryer. Fitted oven, microwave and wine fridge. Induction hob with cooker hood above and stainless steel splashback. One and a quarter bowl sink with drainer. Tiled floor, window and door to rear.

**First Floor Landing**

Airing cupboard housing boiler, loft hatch, window to side and doors to;

**Bedroom One** 12' 9" x 10' 2" (3.88m x 3.10m)

Built in storage cupboard, coving to ceiling, radiator and cover. Window to front with shutters to remain.



**Bedroom Two** 11' 3" x 10' 3" (3.43m x 3.12m)

Coving to ceiling, radiator with cover and window to rear.

**Bedroom Three** 8' 3" x 6' 7" (2.51m x 2.01m)

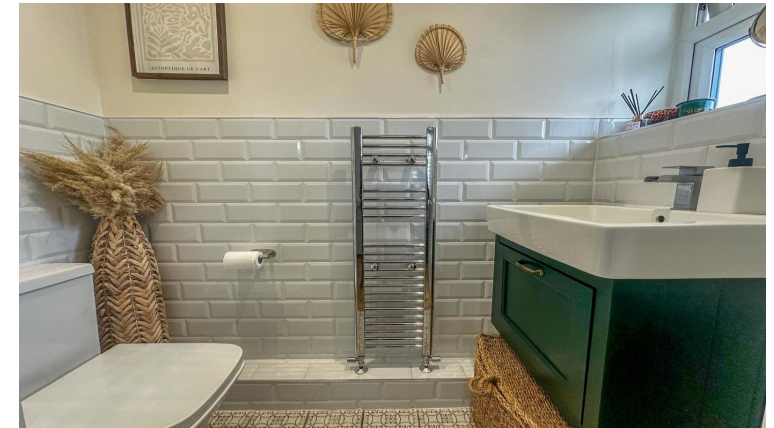
Coving to ceiling, radiator with cover. Window to front with shutters to remain.

**Bathroom**

Modern three piece suite comprising; close coupled W.C., wall mounted wash hand basin with mixer tap and storage below. P-shaped bath with shower overhead and shower screen. Tiled walls and floor. Obscured windows to rear.

**Externally**

Attractive landscaped garden with patio areas, artificial lawned area, railway sleeper beds for plants, side gate leading to shared driveway and french doors leading to converted garage. The converted garage 12' 6" x 8' 5" (3.81m x 2.56m) is currently being used as a home office/entertainment room with wood effect flooring, exposed brick feature wall, electric radiator, window to rear and sliding door leading to further storage area. To the front there is a block paved driveway providing off street parking for two cars with shrubs to border and shared driveway.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

www.epc4u.com

Council Tax Band

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