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# Long Ridings Avenue, Hutton

**WN**  
PROPERTIES



# Long Ridings Avenue, Hutton

£2,300 pcm

A thoughtfully extended and modernised semi-detached house located on the ever popular Long Ridings estate, within 0.8 miles of Shenfield mainline station and shopping Broadway. This spacious property boasts a sizeable living space, four bedrooms and two bathrooms, making it ideal for a growing family. The house is exceptionally well-maintained and offers a bright and clean interior, perfect for those seeking a modern and stylish living space. The property is offered with flexible furnishings. To the exterior is a low maintenance rear garden with access to a summer house and the front is laid to a block paved off street parking area for two cars. With availability from early August 2024, EPC C.





#### Entrance Hallway

Composite entrance door with obscure double glazed side panel, luxury vinyl flooring, fitted understairs storage cupboard, access to first floor.

Door to;

#### Ground floor Cloakroom

Modern white suite comprising; close coupled WC and vanity wash hand basin with cupboard beneath, extractor fan, continuation of luxury vinyl flooring.

#### Living Room 13' 8" x 13' 5" (4.16m x 4.09m)

Fitted electric fire in limestone style surround, double glazed window to front, carpet, double doors with glazed inserts lead to;

#### Kitchen/Diner 22' 0" x 19' 0" (6.70m x 5.79m)

Spacious room with part vaulted ceiling, with luxury vinyl flooring and bi-fold doors overlooking and leading to rear garden. Kitchen is well designed with a central island and quartz work surfaces, splashbacks and upstand. Appliances to include; dual fuel range cooker with extractor fan over, heating drawer, dishwasher, washing machine, American style fridge/freezer and wine cooler. Skylights to vaulted ceiling and further double glazed window to rear.

#### First Floor Landing

Obscure double glazed window to side, carpet, access to second floor.

#### Bedroom 2 12' 9" x 11' 3" to front of wardrobes (3.88m x 3.43m)

Fitted wardrobes to one wall, double glazed window to front, carpet.

#### Bedroom 3 11' 4" x 8' 11" (3.45m x 2.72m)

Double glazed window to rear, carpet.

#### Bedroom 4/Study 9' 7" x 8' 4" (2.92m x 2.54m)

Fitted storage and desk top to remain, double glazed window to rear, carpet.

#### Family Bathroom 8' 3" x 5' 5" (2.51m x 1.65m)

Modern suite comprising; close coupled WC, vanity wash hand basin with cupboard beneath. Panelled

bath with shower screen and shower over. Tiled walls and floor, obscure double glazed windows to rear.

#### Second Floor Landing

Obscure double glazed window to side, carpet.

#### Bedroom 1

15' 10" with partly restricted head height x 11' 6" plus recess and to rear of wardrobes (4.82m x 3.50m)

Access to numerous built-in and fitted wardrobes and cupboards, double glazed windows to rear with skylights to front, carpet. Agents Note: The landlords have indicated the king size bed base would need to stay in this room as it would be extremely difficult to remove it.

#### Second Floor Shower Room (off Landing)

Modern suite comprising; close coupled WC, vanity wash hand basin with drawers beneath, shower cubicle with tiled walls. Heated towel rail, tiled floor, medicine cabinet, obscure double glazed window to rear.

#### Exterior

Rear garden is immaculately presented, with large paved patio area, the remainder being laid to lawn and giving access to the summer house. Agents Note: The owner may ask to retain a section of the summer house in order to store personal items/furniture. Front is laid to block paving, providing off street parking for two vehicles.



A one week holding deposit is required to secure this property. Please ask for a copy of our 'Guide for Tenants' for a full list of costs applicable to this or any of our properties. Please note your holding deposit is at risk if you withdraw from the transaction or do not disclose something that may affect your ability to pass references.



PROPERTIES

### Energy Efficiency Rating

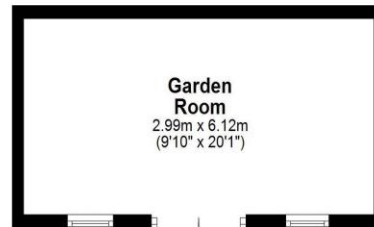
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

148 Hutton Road, Shenfield  
Brentwood  
Essex CM15 8NL

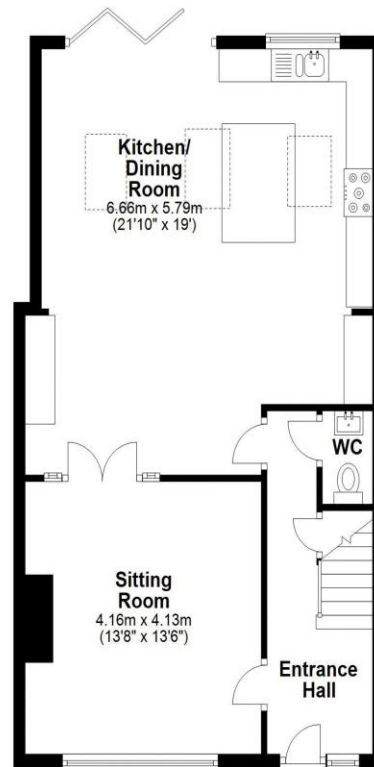
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wnproperties.co.uk



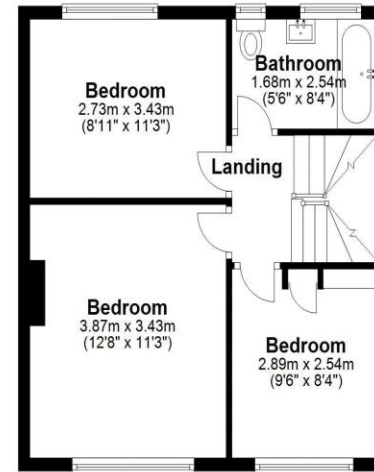
### Outbuilding



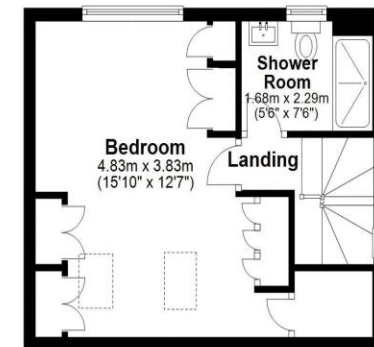
### Ground Floor



### First Floor



### Second Floor



Total area: approx. 151.7 sq. metres (1632.6 sq. feet)

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