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Park Avenue, Hutton

WN
PROPERTIES

Park Avenue

Hutton

£1,200,000

Superb family home situated in the favoured Park Avenue location offering extremely well presented accommodation. Delightful entrance hallway leads to two reception rooms, cloakroom, utility and undoubtedly the heart of this lovely home is the comprehensively fitted kitchen/family room. The main bedroom has a dressing room and spacious ensuite, second bedroom also has an ensuite and there are two remaining double bedrooms and family bathroom. The easily maintained south facing rear garden is mainly laid to lawn with raised decking.



Driveway parking to the front with access to garage. Close to St Martin's School (subject to acceptance) and only 0.8 miles to Shenfield Broadway and railway station including the Elizabeth line to Heathrow and beyond. EPC C.





Ground Floor
Area: 107.6 m² ... 1158 ft²



1st Floor
Area: 100.1 m² ... 1077 ft²



Total Area: 207.6 m² ... 2235 ft²

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	70	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band G

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