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Abenberg Way, Hutton



Abenberg Way

Hutton

£500,000

Well presented detached house situated in the popular Thriftwood development convenient for St. Martins School (subject to acceptance) and within a quiet cul de sac location. Lounge open to dining room, kitchen with fitted appliances and ground floor cloakroom. Four bedrooms and family bathroom to the first floor. Driveway to garage and gated access to the rear garden. Shenfield Broadway and mainline railway station to London Liverpool Street and the Elizabeth line serving Heathrow and beyond is within 2.1 miles. The property benefits from new UPVC double glazing installed in November 2023 and is available with no onward chain. EPC C.



Entrance Hall

UPVC door, window to front, stairs to first floor and doors to:

Cloakroom

Two piece suite and window to side.

Lounge 16' 2" x 13' 8" > 10' 8"
(4.92m x 4.16m)

Window overlooking garden, radiator in decorative cover, open to:

Dining Room 11' 9" x 8' 8" (3.58m x 2.64m)

Window to rear, radiator, door to understairs storage cupboard. Door to:

Kitchen 12' 1" x 7' 10" (3.68m x 2.39m)

Fitted with a good range of base, wall and drawer units with wood effect work surfaces incorporating, single drainer stainless steel sink with mixer tap, Smeg gas cooker with stainless steel splashback and Smeg cooker hood. Integrated Bosch dishwasher and washing machine. Integrated fridge/freezer. Window and door to rear.

First Floor Landing

Ranch style balustrade, window to front, access to loft space and doors to:

Bedroom One 13' 0" x 10' 4" (3.96m x 3.15m)

Spacious room with window to rear and radiator.

Bedroom Two 10' 5" x 8' 8" (3.17m x 2.64m)

Window to rear and radiator.

Bedroom Three 8' 8" x 6' 3" (2.64m x 1.90m)

Window to front and radiator.



Bedroom Four 7' 1" plus door recess x 6' 3" (2.16m x 1.90m)

Currently used as a study, window to front and radiator. Built in cupboard with shelving.

Family Bathroom

Close coupled w.c., pedestal wash hand basin, P shaped bath with corner mixer tap and shower with wall mounted controls and glazed shower screen. Chrome towel warmer/radiator and attractive tiling to walls and floor. Window to rear.

Externally

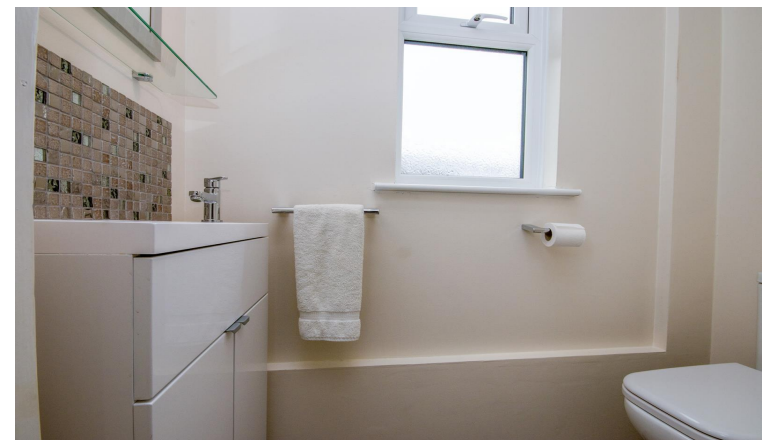
Shingled area to front and driveway leads to the garage with gated side access to:

Rear Garden

Mainly laid to lawn with shrubs to boundaries. Shed to side and courtesy door to:

Garage 17' 0" x 8' 4" (5.18m x 2.54m)

Up and over door, power and light connected and some rafter storage.









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	86
(81-91)	B	
(69-80)	C	
(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	
WWW.EPC4U.COM		

Council Tax Band E

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Outbuilding

Ground Floor

First Floor

APPROX INTERNAL FLOOR AREA 90 SQ M (970 SQ FT)
OUTBUILDINGS 14 SQ M (150 SQ FT)
 This floorplan is for illustrative purposes only and is **NOT TO SCALE**
 All measurements are approximate
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