



Kingsley Road Hutton





# Kingsley Road Hutton

£695,000

Four bedroom detached home set well back from the road in a corner plot position surrounded by mature gardens and located in this highly desirable, sought after location. The accommodation offers scope to extend (STPP) and currently offers four bedrooms, two reception rooms, study, cloakroom and a good size kitchen and bathroom. Kingsley Road is within the Hutton Poets area of Hutton and St Martins school catchment (subject to acceptance) . Shenfield Broadway and mainline station are 1.2 miles from the property and provides excellent local shops and a fast and frequent rail service to London including the Elizabeth Line for the West End and Heathrow airport beyond. There are also excellent country walks nearby. No onward chain. EPC D.





### Entrance Hall

Harlequin Amtico floor running throughout. Space under the stairs. Original floor to ceiling storage cupboard. Bespoke timber staircase ascending to first floor level.

### Cloakroom

White suite comprising low level WC with a hidden cistern. Corner hand basin. Obscure window to side aspect.

### Study 12' 10" x 6' 8" (3.91m x 2.03m)

Window to front.

### Lounge 15' 8" x 11' 11" (4.77m x 3.63m)

Bay window to the front. Floor to ceiling feature fireplace with an open hearth and a cast iron multi fuel stove upon a tiled plinth. Book shelving within the recess to the side of the chimney breast. Open plan access to;

### Dining Area 10' 7" x 9' 2" (3.22m x 2.79m)

Parquet timber floor. Multi paned French doors to rear access to the garden. Floor to ceiling storage cupboard housing the fusebox.

### Kitchen/Breakfast Room 17' 5" x 9' 3" (5.30m x 2.82m)

Wooden cabinetry hand painted units complemented by granite work surfaces and a tiled floor. Half glazed door to the rear elevation with windows overlooking the west facing rear garden. Double bowl basin with a mixer tap and a matching drainer to the side. Integrated appliances include a Rangemaster cooker with twin oven, grill and five ring electric hob and a canopied Rangemaster extractor hood above. Large Miele fridge. Within the breakfast area there is a large timber work surface with space and plumbing for a washing machine. Wine fridge. Space for a breakfast table.

### First Floor Landing

Window to side and doors to;

### Bedroom One 13' 5" x 10' 5" (4.09m x 3.17m)

*to rear of wardrobes.*

Range of built in wardrobes, cupboards and bedside tables. Window to front.

### Bedroom Two 11' 5" x 10' 5" (3.48m x 3.17m)

With a window to the front.



**Bedroom Three** 10' 4" x 8' 7" (3.15m x 2.61m)

Window to rear.

**Bedroom Four** 10' 4" x 7' 10" (3.15m x 2.39m) *into sloping ceiling.*

Floor to ceiling built in original cupboard housing the lagged copper cylinder tank.

**Bathroom**

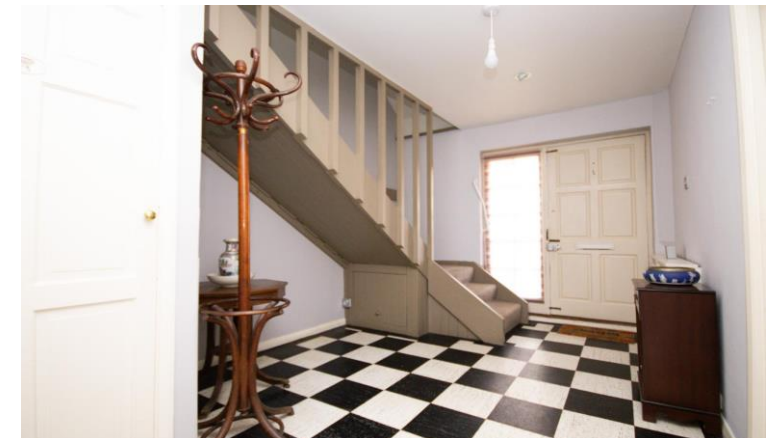
White suite including a p shaped shower bath with a mixer tap to the side and a mains fed handheld shower unit. Low level wc. Wall mounted hand basin with storage cupboard and drawers below. Hand painted tongue & groove panelling to dado height with feature tiling in the bath area. Storage cupboard. Heated towel rail ladder and window to rear.

**Externally**

Half the front garden is lawned and surrounded by mature and established well stocked borders with a hedge forming the boundary. An original brick wall divides the front and the rear garden. Driveway providing hardstanding for three vehicles. The rear garden is private and faces due west. Paved patio abutting the rear of the house that extends to an additional seating area. Timber shed and greenhouse. Plant and shrub borders. Additional garden to the side of the house with a shaded seating area and a second timber shed.

**Garage** 23' 3" x 8' 7" (7.08m x 2.61m)

Power and light connected. Up and over door to the front of the driveway and a pedestrian door to the rear garden.














Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>82</b>
(55-68) <b>D</b>	<b>62</b>	
(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	

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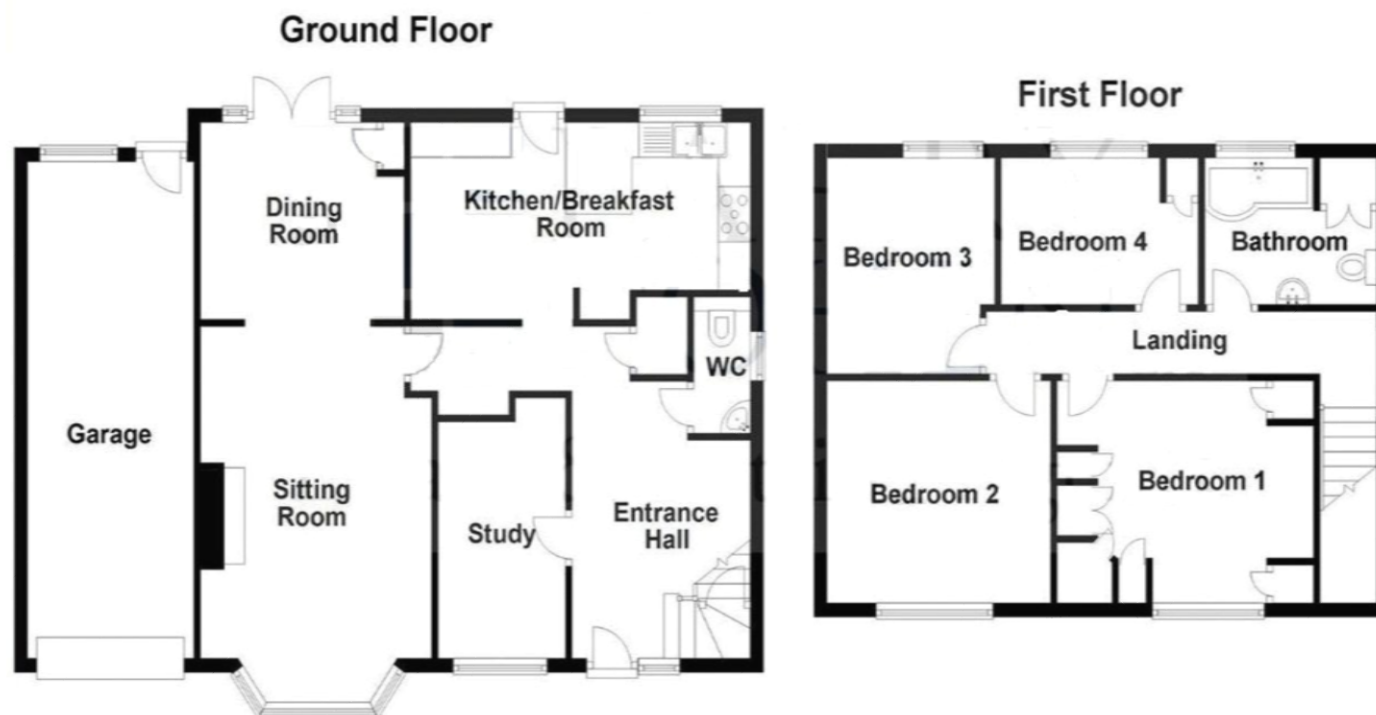
Council Tax Band F

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