



Rayleigh Road, Hutton

# Rayleigh Road

## Hutton

£635,000

'Redwood Cottage' which was built in the late 1920's has been beautifully extended and renovated by the current owners and is now a luxurious family home presented to the highest standard. Charming lounge with bay window, family room open to a superb kitchen/dining room with bi-fold doors leading to the landscaped garden with cabin which provides covered area for all year round dining. Three double bedrooms all with storage and luxurious family bathroom to the first floor. The shingled driveway provides parking and the property is situated equidistant of Shenfield and Billericay offering a wide array of shops, restaurants, services and train services to London Liverpool Street and beyond. St Martins School is within 2.5 miles (subject to acceptance) EPC D.



**Entrance Hallway** 19' 2' max' x 13' 8" max  
(5.84m x 4.16m)

Open storm porch with oak pillar, composite front door opening to hallway. Bright and spacious with a herringbone oak floor running throughout. Three skylight windows, two radiators and return staircase rising to the first floor landing with understairs storage cupboard.

**Sitting Room** 14' 2" x 12' 0" (4.31m x 3.65m)

A wide walk in bay window to the front with fitted plantation shutters and radiator below. Floor to ceiling chimney breast with stone Adams style fireplace and granite heath with a cast iron hearth and basket. Picture rail.

**Family Room** 12' 0" x 12' 0" (3.65m x 3.65m)

Accessed from the hallway via a wide square arch, this room is open plan to the kitchen / dining room via a double width archway. Floor to ceiling chimney breast with an open hearth

on granite hearth. Bespoke fitted storage cupboards and shelves either side of the chimney breast. Picture rail and radiator. The oak herringbone floor continues and runs throughout.

**Kitchen/Dining Room** 14' 11" x 11' 2" (4.54m x 3.40m)

A good array of base and eye level cabinets complimented by granite work surfaces with a porcelain tiled floor running throughout. Space for a dining table for 6 persons and bi-folding doors open to the external raised decking. Window to rear. Tall cupboard housing the Potterton wall mounted boiler. Stainless steel one and a half basin with mixer tap. Integrated appliances include a dishwasher, Kenwood range cooker with five ring induction hob and canopied extractor hood. Tall utility cupboard with space and plumbing for a washing machine and tumble dryer. American style fridge/freezer to remain. Additional floor to ceiling storage to one wall. Radiator concealed in decorative cover, door to:

**Cloakroom**

Two piece suite with storage. Continuation of the porcelain floor. Radiator. Window to side with fitted plantation shutter.

**First Floor Landing**

A light spacious area with window to side fitted plantation shutters and doors to:



**Bedroom One** 10' 9" max x 10' 0" to front of wardrobes (3.27m x 3.05m)

Window to front with fitted plantation shutters with radiator below. Floor to ceiling chimney breast with a pretty ornate fireplace with feature tiled hearth, bespoke fitted wardrobes either side of the chimney breast.

**Bedroom Two** 11' 3" to front of built in closet x 8' 4" (3.43m x 2.54m)

Window to rear with fitted plantation shutters. Large walk in dressing closet with window to front elevation with fitted plantation shutter. Ample space for hanging and storage of clothing. Radiator.

**Bedroom Three** 11' 3" to front of built in closet x 8' 2" (3.43m x 2.49m)

Window to rear with fitted plantation shutters. Radiator. Large walk in closet with ample space for storage and hanging clothing.

**Bathroom**

The bathroom is a superb feature and luxuriously appointed. Natural light drawn from a skylight above. Large walk in wet-room tiled shower with a rainwater shower head and hand handheld shower attachment. Wall mounted porcelain hand basin with a mixer tap and a storage cupboard below. Low level WC. Panel enclosed bath with mixer tap to side and a tiled splashback. Chrome heated towel rail.

**Externally**

A shingle front garden provides hard standing for vehicles. There is gated side access.

**Rear Garden**

A superb landscaped rear garden with a wide decked terrace incorporating lighting. The remainder of the garden is mainly laid to lawn with a feature fish pond and a wide variety of shrubs and flowers to the side beds. There is a sizeable outbuilding at the bottom of the garden of timber construction with a slate pitched roof. Half of the structure is open and a excellent area for entertaining and the remainder is an enclosed area for storage.









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>	57	
(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 &amp; Wales</b>	EU Directive 2002/91/EC	

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Council Tax Band D

148 Hutton Road  
 Shenfield  
 Essex CM15 8NL  
 01277 225191

admin@wnproperties.co.uk  
 wnproperties.co.uk



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