



Pinecroft, Hutton Mount



# Pinecroft

## Hutton Mount

£1,295,000

A most appealing four bedroom detached residence set within a pleasant cul-de-sac on the private and exclusive development of Hutton Mount which is convenient for Shenfield Broadway and the mainline railway station for London commuting. The property stands in 0.2 acre of landscaped gardens that wrap around the property with an attractive split level rear garden that is well planted and secluded by an extensive selection of shrubs and trees. The main living room leads to an additional separate sitting room that is used by the current owners as study/home office and there is also a dining room, kitchen/breakfast room and utility. The first floor master bedroom commences with good sized fitted dressing room that opens into the bedroom area and in turn leads to an en-suite shower room. There are three additional bedrooms served by a family bathroom. Externally there is a sweeping block paved driveway leading to a detached double garage with an adjacent sideway leading to the rear garden. Shenfield station provides a fast and frequent service to London that includes the Elizabeth Line for the West End and Heathrow airport beyond. The property is also easily accessible to a selection of excellent schools and nurseries (subject to acceptance). EPC D.





**Entrance Hall**

Recessed canopy porch. Half glazed panelled entrance door. Return staircase rising to first floor, built in cupboard beneath and doors to;

**Cloakroom**

Two piece white suite and window to front.

**Lounge** 22' 5" x 12' 4" (6.83m x 3.76m)

An attractive dual aspect room with large window to front and two smaller windows to

side either side of a feature sandstone fire surround with matching hearth and glazed double doors to;

**Sitting Room/Study** 14' 5" x 11' 11" (4.39m x 3.63m)

Currently used as a study/home office. Parquet flooring, window to rear and French doors overlooking and leading to the garden.

**Dining Room** 11' 10" x 9' 11" (3.60m x 3.02m)

Situated adjacent to the kitchen with window to rear enjoying views over the garden.

**Kitchen/Breakfast Room** 15' 2" x 8' 11" (4.62m x 2.72m)

Fitted with a comprehensive range of base and wall mounted cupboards complimented by Corian work surfaces incorporating built in appliances and space for fridge/freezer. Further space for breakfast table, window to side and door leading to the rear garden.

**Utility Room** 8' 1" x 6' 8" (2.46m x 2.03m)

Fitted with base and wall units and a beech effect worksurface, enamel butler sink and space for laundry appliances. Door leading to side patio and gardens.

**First Floor Landing**

Good size landing with access to the loft and built in linen storage cupboard. Skylight window and doors to;

**Master Suite Dressing Room** 12' 6" x 7' 8" (3.81m x 2.34m) to front of wardrobes.

Range of fitted furniture, window to side and part glazed double doors to;

**Master Bedroom** 12' 6" x 11' 11" (3.81m x 3.63m)

Window overlooking the garden and further door to;



### En-suite Shower Room

Large walk-in shower, WC and wash hand basin with cupboards beneath. Heated towel rail and window to rear.

**Bedroom Two** 18' 2" x 9' 3" (5.53m x 2.82m) into dormer window and rear of wardrobe.

Built in wardrobes and dormer window to rear.

**Bedroom Three** 12' 6" x 10' 0" (3.81m x 3.05m)

Window to front.

**Bedroom Four** 11' 7" x 9' 4" (3.53m x 2.84m)

Built in cupboards and window to rear.

### Family Bathroom

Double ended bath with shower over, back to wall WC and pedestal wash hand basin. Heated towel rail and window to front.

### Externally

A block paved sweeping driveway leads to the entrance and garage with well stocked, mature borders. At the side of the garage is a gateway leading to the side and rear garden. The rear garden is a delightful feature of the property and commences with a wrap around block paved patio to the side and rear. A pathway surrounded by well stocked shrub borders leads down to a lower level lawn that's well secluded by mature trees and shrub with a garden shed at the end of the path.

### Double Garage

Electric door, power and light. Pedestrian door to side.





















Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band G

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