



**Delta Road, Hutton**



# Delta Road

## Hutton

£625,000

Spacious four bedroom detached bungalow pleasantly located in a quiet cul de sac in Hutton, convenient for local shopping amenities and just 1.25 miles from Shenfield Broadway with its mainline station for London commuting. The property offers ideal scope for extension and improvement, subject to any necessary consents and currently provides; entrance hall leading to open-plan lounge and dining room, kitchen, large utility room, cloakroom, four bedrooms and shower room. The property also stands in a good size plot with 49'2" (14.99m) wide frontage with a carport and driveway to the front and a 78'4" (23.86m) rear garden with summerhouse. The property is also accessible to a number of local schools including St Martins secondary school (subject to acceptance) and is offered for sale with no onward chain. EPC C.





### Entrance Hall

Doors to;

**Lounge** 14' 1" x 11' 0" (4.29m x 3.35m) into bay.

Bay window to front, fire recess to chimney stack, coving to ceiling and open-plan access to;

**Dining Room Area** 13' 10" x 11' 4" (4.21m x 3.45m)

Casement doors overlooking and leading to the garden. Coving to ceiling and door to;

**Kitchen** 12' 8" x 9' 4" (3.86m x 2.84m)

Fitted with 'Shaker' style units comprising base and wall level cupboards with contrasting coloured work surfaces. Split level oven, hob and cooker hood. Space for washing machine and fridge/freezer. Window to rear and door to;

**Utility Room** 15' 2" x 11' 4" (4.62m x 3.45m) to rear of cupboards

Fitted cupboards across one wall including cupboard concealing gas fired boiler. Window

and door to rear garden. French doors to front. Doors to;

### Cloakroom

Two piece suite comprising WC and wash hand basin.

**Bedroom One** 15' 11" x 9' 10" (4.85m x 2.99m)

An attractive dual aspect room with vaulted ceiling.

**Bedroom Two** 12' 2" x 12' 0" (3.71m x 3.65m) to rear of wardrobes

Fitted wardrobes across one wall and bay window to front aspect. Further window to side.

**Bedroom Three** 12' 8" x 9' 11" (3.86m x 3.02m) to rear of wardrobes.

Fitted wardrobes with inset for bed. Window to side.

**Bedroom Four** 8' 10" x 7' 10" (2.69m x 2.39m)

Currently used as a study/home office. Window to side.

### Shower Room

Corner shower, WC and wash hand basin. Tiled walls and floor.

### Externally

The property enjoys a wide front garden measuring 49'2" (14.99m) with driveway leading to carport and an adjacent lawned area. Side access leads to the rear which is laid to lawn with mature shrub borders and timber constructed summerhouse with power connected.

















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>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		<b>67</b>	<b>81</b>
England & Wales		EU Directive 2002/91/EC	

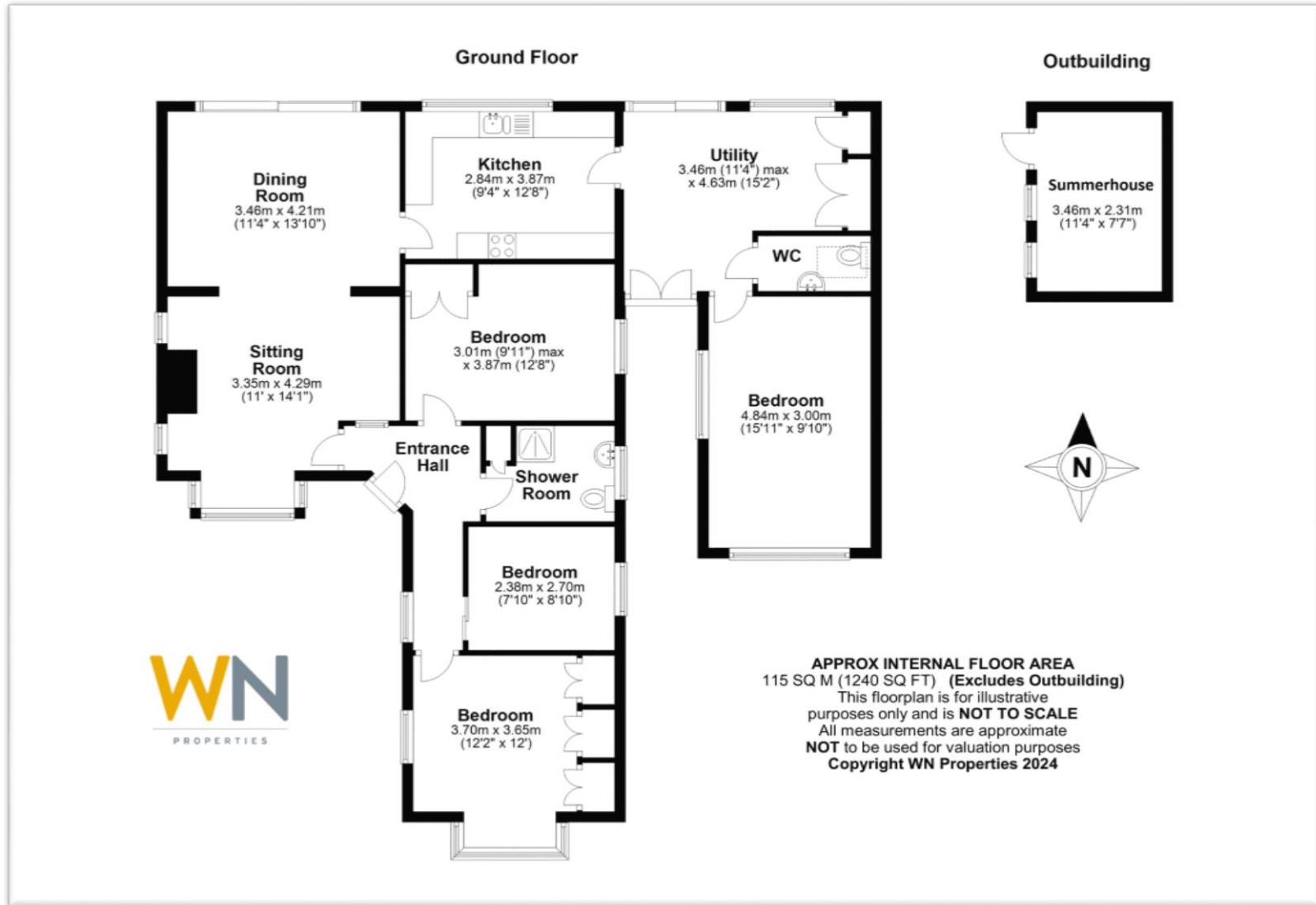
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