



Surman Crescent, Hutton Burses



Surman Crescent Hutton Burses

£1,295,000

An impressive four double bedroom detached family residence located within a superb area of Hutton within St Martins School catchment area (subject to acceptance and just 0.8 of a mile from Shenfield Broadway and station). The ground floor accommodation comprises, spacious reception hall with return oak staircase, fitted study, lounge and luxury bespoke fitted kitchen/family/dining room with separate utility room. There is underfloor heating throughout the ground floor. On the first floor, two of the bedrooms enjoy en-suite shower rooms and there is a spacious family bathroom with separate shower. The principle accommodation overlooks an attractive westerly facing rear garden measuring 80' (24.33m) with patio and sun deck at the rear. Shenfield station provides a fast and frequent rail service to London and includes the Elizabeth Line for the West End and Heathrow beyond. No onward chain. EPC C.



Entrance Hall

Superb oak joinery with return staircase rising to first floor, understairs cupboard and oak doors to cloakroom, study and kitchen/family room. Part glazed double doors lead to;

Lounge 22' 2" x 11' 8" (6.75m x 3.55m)

Sandstone feature fire surround, ceramic tiled floor and cornice to ceiling. Bow window to front aspect.

Study 9' 5" x 5' 9" (2.87m x 1.75m)

Fitted oak furniture including desk, shelves and cupboards. Window to front aspect and cornice to ceiling.

Cloakroom

Two piece suite including WC and wash hand basin with drawer beneath. Ceramic tiled floor.

Kitchen/Dining/Family Room 30' 6" x 12' 6" (9.29m x 3.81m)

Beautifully appointed with a bespoke fitted wooden painted kitchen including a comprehensive range of base and wall cupboards complimented by granite work surfaces and ceramic tiled floor. Appliances include range cooker, American style fridge/freezer, integrated dishwasher and fitted microwave oven and an island style fitted breakfast table. Views over the garden are provided by French doors and picture windows either end and a further door leads to a separate utility room. The tiled floor continues into the dining/family area of the room.

Utility Room 6' 11" x 5' 8" (2.11m x 1.73m)

Space for washing machine and tumble dryer. Fitted sink and work surface with wall cupboards above.

Master Bedroom 14' 1" x 12' 0" (4.29m x 3.65m) to front of wardrobes.

Fitted wardrobes across one wall, window to rear aspect and door to;

En-suite Shower

Large walk-in shower, WC and wash hand basin with cupboard beneath. Ceramic tiled walls.

Bedroom Two 13' 0" x 12' 1" (3.96m x 3.68m) to front of wardrobes.

Fitted wardrobes, window to rear and door to;

En-suite Shower

Large walk-in shower, WC and wash hand basin with cupboard beneath. Ceramic tiled walls.



Bedroom Three 13' 0" x 13' 0" (3.96m x 3.96m) Max, to rear of wardrobes

Two windows including an attractive corner window to front. Fitted wardrobe and adjacent cupboards and shelves.

Bedroom Four 11' 8" x 11' 1" (3.55m x 3.38m) to rear of wardrobes.

Fitted wardrobes and window to front aspect.

Family Bathroom

Four piece suite including separate shower cubicle and bath with wall tap and adjacent heated towel rail. Wash hand basin and WC set in fitted cabinets. Tiled walls and floor. Window to side aspect.

Externally

Block paved in/out carriage driveway with central flower and shrub bed. Access to garage. The rear garden commences with a sandstone paved patio/terrace leading to lawn measuring 80' (24.33m) deep leading to a raised deck area at the end, ideal for barbecues and entertaining.

Garage 17' 6" x 8' 7" (5.33m x 2.61m)

Up and over door, pedestrian door to utility room.











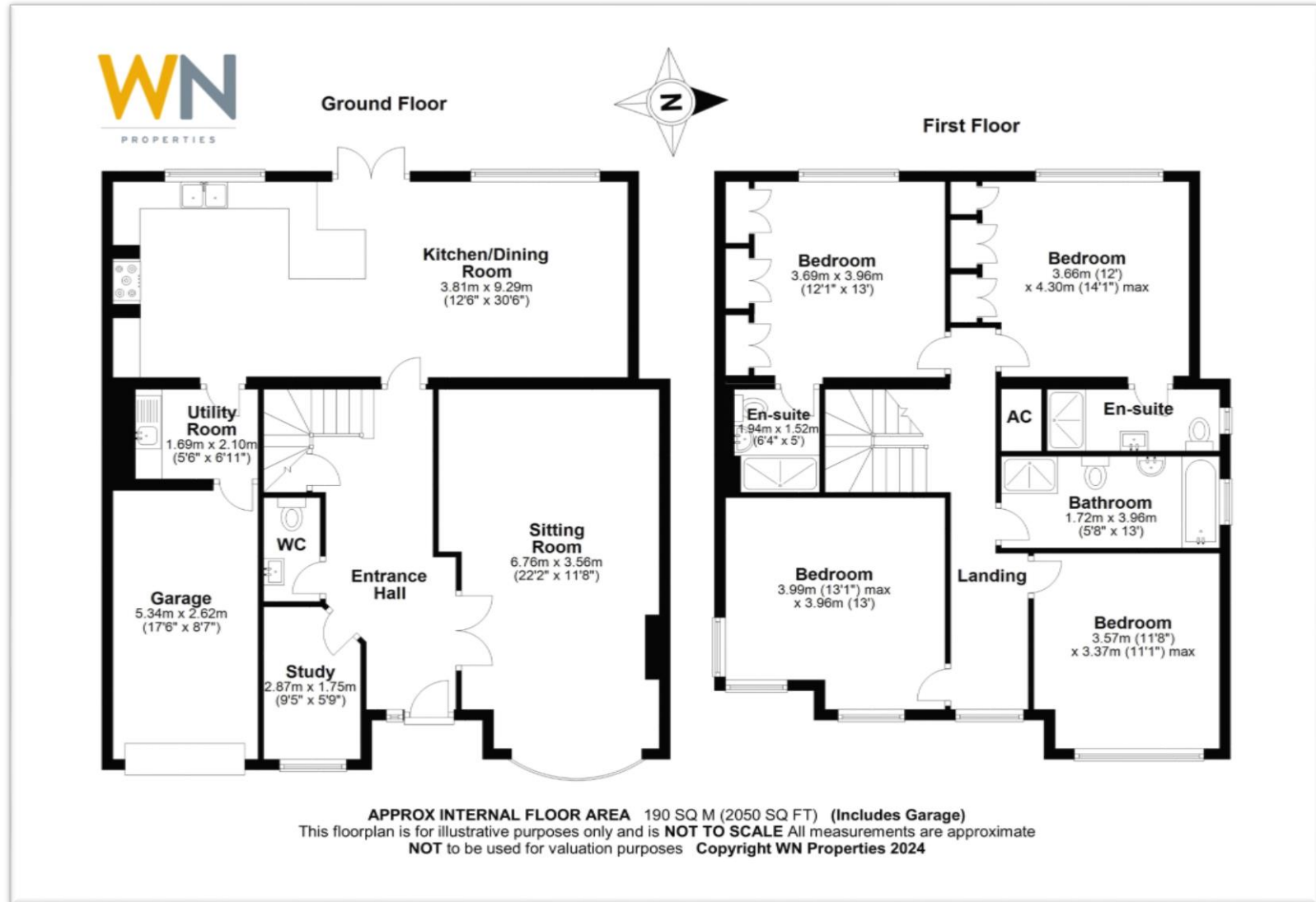
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	83
England & Wales		EU Directive 2002/91/EC	
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Council Tax Band F

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