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Princes Way Hutton

WN
PROPERTIES

Princes Way

Hutton

£775,000

Well presented, extended detached house situation in this sought after location within 0.8miles of Shenfield Broadway and station with its mainline railway link to London Liverpool Street and the Elizabeth Line for Heathrow and beyond. Bright and spacious lounge, dining room, kitchen and ground floor cloakroom. Three double bedrooms and refitted shower room to the first floor. Driveway parking and garage. The property offers scope for extension subject to the usual local authority consents. St Martins School (subject to acceptance). No onward chain. EPC D.



Hallway

UPVC double glazed door, radiator, return staircase to first floor, and doors to;

Cloakroom

Two piece suite, radiator, double glazed leaded light double glazed window to side.

Lounge 20' 9" x 11' 10" (6.32m x 3.60m)

Bright spacious room with feature stone fireplace and tiled hearth with electric fire. Radiator. Double glazed leaded light bow window to front, door to kitchen, open to;

Dining Room 14' 3" x 11' 7" (4.34m x 3.53m)

Radiator, high level window to side, sliding patio doors, overlooking garden and window to rear.

Kitchen 12' 8" x 9' 3" (3.86m x 2.82m)

Wood panelled base, wall and drawer units with complimentary coloured work surfaces incorporating single drainer sink with mixer tap and tiled splashback. Integrated dishwasher and space for washing machine. Double electric oven and electric hob. Space for fridge freezer and breakfast table. Useful understairs storage. Radiator. Doors to hallway and lounge. UPVC double glazed door to lobby;

Lobby

UPVC double glazed doors to front and rear. Part vaulted polycarbonate ceiling, UPVC glazed windows.

First Floor Landing

Built in airing cupboard with hot water cylinder and shelving, access to loft. Window to side and doors to;

Bedroom One 13' 2" x 10' 7" (4.01m x 3.22m)

Radiator, double glazed window to front.

Bedroom Two 13' 8" x 9' 9" max (4.16m x 2.97m)

Radiator, window to rear.



Bedroom Three 11' 7" > 7' 9" x 6' 0" (3.53m x 1.83m)

Radiator, double glazed leaded light window to front and double glazed window to side.

Shower Room

Spacious room with close coupled WC, pedestal wash hand basin, sliding door shower with panelled walls, radiator, part tiling to walls, window to rear.

Externally

Block paved effect driveway leading to integral garage and gated side access to rear.

Garage 17' 3" x 7' 0" (5.25m x 2.13m)

Up and over door, wall mounted gas boiler and window to side.

Rear Garden

Pathway to lawn, steps down to shingle area with circular patio and shed. (See Agents Note below). Wide paved side area.

Agents Note

We are advised by the sellers that the lower level of the garden is leased from Network Rail with an annual ground rent charge (TBC).









| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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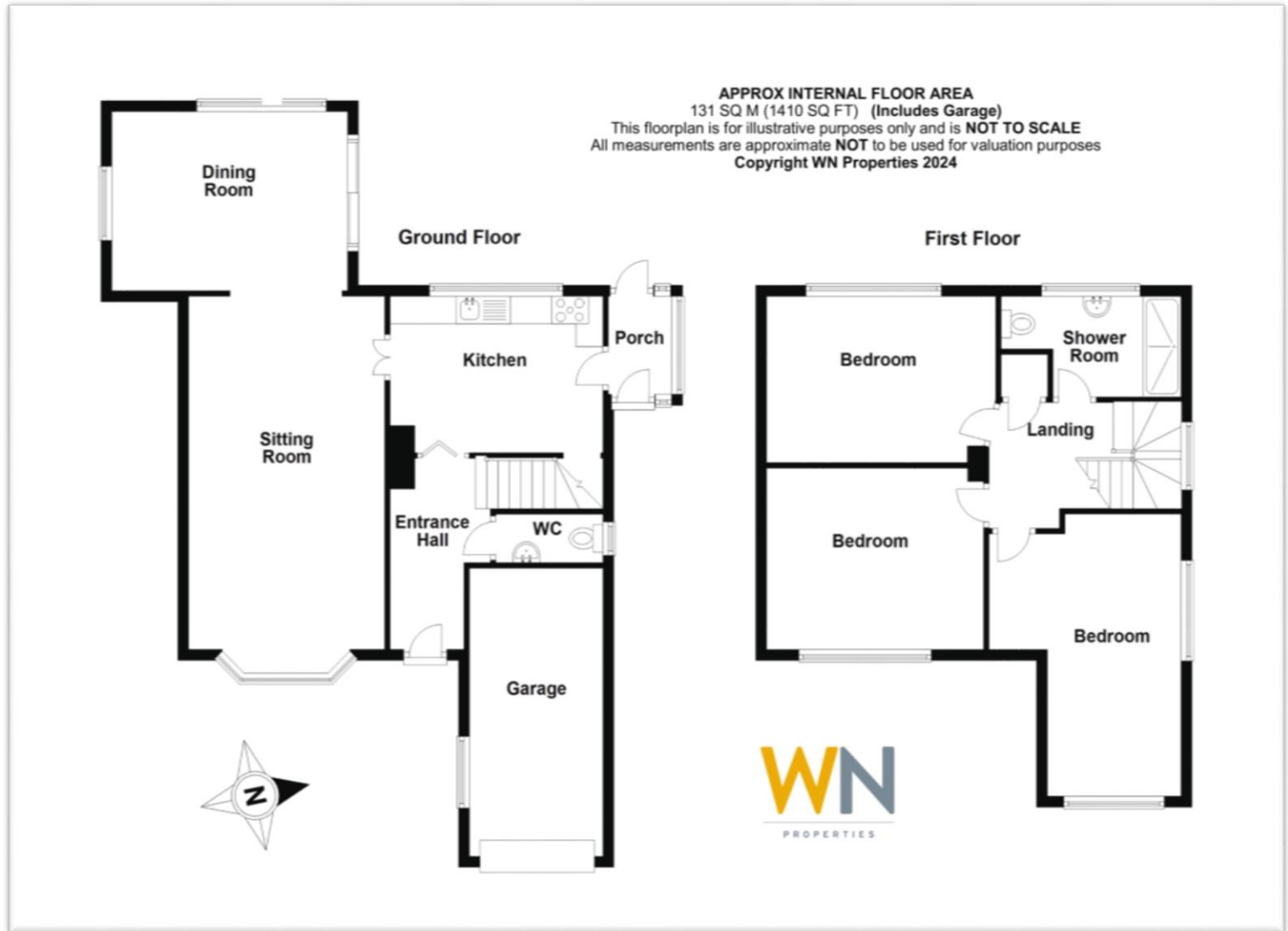
Council Tax Band F

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