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Rayleigh Road, Hutton

**WN**  
PROPERTIES



# Rayleigh Road Hutton

Offers in Excess of £500,000

Offered to the market for the first time in over sixty years, a well presented unoverlooked semi detached house offering scope to extend subject to the usual local authority consents. Bright lounge/dining room, re-fitted kitchen, three bedrooms and re-fitted shower room to the first floor. The deceptively large rear garden is 160' (stls) and is well maintained with patio areas, large fishpond with filtration system, the remainder being laid to lawn with established shrub beds to side borders. Driveway parking to the front with shared driveway to detached garage and workshop. Local shops and services are nearby with Shenfield Broadway, mainline and Elizabeth line station to London Liverpool Street, Heathrow and beyond. St Martins School catchment subject to acceptance. EPC C.





#### Entrance Hallway

Double glazed door with side window leading into hallway with double radiator. Stairs to first floor landing with decorative balustrade and window to side.

Lounge/Diner 26' 5" x 11' 7" > 8' 4" (8.05m x 3.53m > 2.54m)

Bright spacious room with decorative wood fire surround, stone effect back and hearth and fitted electric fire. Sliding doors to garden. Two radiators and picture window to front.

Kitchen 13' 8" > 10' 6" x 9' 3" (4.16m > 3.20m x 2.82m)

Fitted with a range of base, wall cupboards and drawers with complimentary work surface, single drainer sink and mixer tap. Electric hob and cooker hood above with glass splash back. Space for fridge freezer. Double oven, built in microwave. Space for stacking washing machine and tumble drier. Windows to side and rear and UPVC double glazed door.

#### First Floor Landing

Loft access, coving to ceiling, decorative balustrade and window to side. Doors to;

Bedroom One 11' 8" to front of wardrobe x 10' 9" and small door recess (3.55m x 3.27m)

Built in wardrobes to one wall, radiator, coving to ceiling and window to front.

Bedroom Two 11' 2" x 10' 10" (3.40m x 3.30m)

Radiator, coving to ceiling and window to rear.

Bedroom Three 9' 4" > 7' 7" x 6' 10" (2.84m > 2.33m x 2.08m)

Window to front, radiator and built in storage cupboard.

#### Shower Room

Close coupled WC, vanity wash hand basin with storage below. Wall mounted cupboard. Curved shower cubicle, chrome towel warmer. Built in airing cupboard with shelving, tiling to walls, window to rear.

#### Externally

Block paved parking with shared driveway to garage.

Garage/Workshop 16' 10" x 8' 3" max

Up and over door, power and light connected, open to;

Workshop area 8' 3" x 5' 8"

With window to rear and door to side, power and light connected.

#### Rear Garden

Superb feature of the property measuring 160' (stls), commencing with crazy paved patio area with large fishpond and fitted filtration system, adjacent seating area. The remainder of the garden is laid to lawn with a large variety of shrubs to boundaries.












254

20 ft

colour

b/w

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	69	
(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>England &amp; Wales</b>	EU Directive 2002/91/EC	

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