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Sunray Avenue, Hutton

Well presented two bedroom detached home in a popular location close to Hutton Country Park with local shops and services nearby. Spacious lounge, kitchen, ground floor bathroom, utility sun lounge and two double bedrooms to the first floor. Detached garage with adjacent low maintenance courtyard garden. Shingled driveway providing parking for several cars with fencing to boundary with gate. Shenfield Broadway is within 1.3 miles with its mainline station to Liverpool Street and Elizabeth line serving Heathrow and beyond. St Martins School, subject to acceptance. The property is offered with no onward chain. EPC E.

£399,995

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PROPERTIES

Hallway
UPVC double glazed door with glazed side panels. Spacious built in understairs cupboard with hanging rail. Artex to walls, radiator. Doors to;

Bathroom
Close coupled WC, vanity sink with mixer tap and open storage beneath. Panelled bath with wall mounted shower. Wall mounted storage shelving with built in light, tiled walls, window to side.

Lounge 17' 6" x 10' 8" (5.33m x 3.25m)
Artex to walls, two radiators, four casement windows to front. Stairs from lounge to first floor.

Kitchen 10' 3" x 8' 10" (3.12m x 2.69m)
Wood effect doors and cupboards and drawers with matching work surfaces. Electric hob and over with cooker hood above. Stainless steel single drainer sink with mixer tap and tiled splashback. Space

for fridge freezer. Built in glazed display cupboard with shelving and drawer below.

Utility/Sun Lounge 20' 9" x 7' 6" > 2' 7" (6.32m x 2.28m > 78.7cm)
Space for appliances, wall mounted gas boiler. Door to kitchen and radiator. Two windows to side, window to rear, and leaded light window to front.

First Floor Landing
Artex to walls, radiator, access to loft, doors to;

Bedroom One 12' 9" max x 10' 8" (3.88m x 3.25m)
Radiator, eaves storage and window to side.

Bedroom Two 12' 9" x 9' 10" (3.88m x 2.99m)
Eaves storage, built in cupboard, slight sloped ceiling. Radiator and window to side.

Externally
Paved courtyard garden, detached garage, shingled driveway and gate to front.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Council Tax Band F

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Area: 54.5 m² ... 587 ft²

Dining Room/Utility Area

Kitchen

Living Room

1st Floor
Area: 28.5 m² ... 306 ft²

Bedroom

Bedroom

Total Area: 83.0 m² ... 893 ft²

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement.

ANW Energy Assessors Limited
Energy Performance Certificate / Floor Plans
11, 12 & 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100