



[wnproperties.co.uk](http://wnproperties.co.uk)

Whittington Road, Hutton

**WN**  
PROPERTIES

# Whittington Road Hutton

£415,000

Well presented three-bedroom family home situated in a popular and sought after location, close to local schools and shopping facilities. Entrance hall leading to lounge, modern fitted kitchen/diner, three first floor bedrooms and family bathroom. Block paved front garden for off street parking and Rear garden commences with a patio area leading to lawn with fence surround. Shenfield Broadway and mainline station is approximately 1.2 miles with fast and frequent service into London, including the Elizabeth line for the West End and Heathrow airport beyond. No onward chain. EPC C.



### Entrance Hall

Featuring newly fitted wood flooring. Access to first floor. Understairs storage cupboards.

Living Room 12' 5" x 10' 6" (3.78m x 3.20m)

Double glazed window, radiator. Open plan to;

Kitchen/Diner 18' 10" x 9' 8" (5.74m x 2.94m)

Grey coloured shaker style fitted units. Appliances to include; gas hob, single electric oven, cooker hood, Integrated fridge/freezer, dishwasher and washer/dryer and space of dining table. Continuation of wood flooring from hallway. Doors to rear garden.

### First Floor Landing

Access to loft.

Bedroom 1 11' 5" x 10' 10" (3.48m x 3.30m)

Window to front.

Bedroom 2 10' 10" x 8' 11" (3.30m x 2.72m)

Window to rear.

Bedroom 3 8' 2" x 7' 8" (2.49m x 2.34m) at max point.

Window to front.

### Family Bathroom


Modern fitted suite with shower bath, Closed coupled W.C, vanity wash hand basin with storage. Ceramic tiled walls. Window to rear.

### Externally

Block paved front garden providing off street parking with adjacent flower shrub border. Rear garden commences with a patio area leading to lawn with fence surround.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		88
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	
(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			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Address:  
Whittington Road Hutton Brentwood CM13

Council Tax Band D

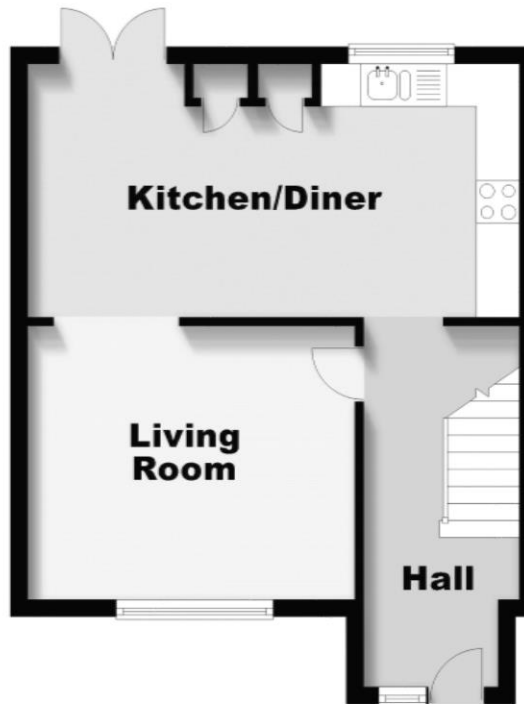
148 Hutton Road  
Shenfield  
Essex CM15 8NL  
01277 225191

[admin@wnproperties.co.uk](mailto:admin@wnproperties.co.uk)

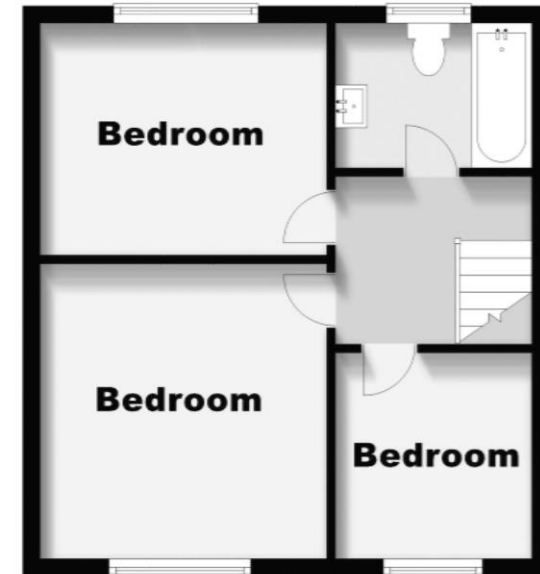
[wnproperties.co.uk](http://wnproperties.co.uk)



**Ground Floor**  
Approx. 37.5 sq. metres (403.2 sq. feet)



**First Floor**  
Approx. 35.9 sq. metres (385.9 sq. feet)



**Total area: approx. 73.3 sq. metres (789.1 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurement of doors, windows and any other item are approximate and no responsibility is taken for any error, omission or mistatement. This plan is for illustrative purposes and only should be used as such.

Plan produced using PlanIt

Every effort has been made to ensure the accuracy of these particulars that have been prepared in good faith in conjunction with the vendor and they cannot be guaranteed and should not form part of any offer or contract. We have not checked the existence of relevant permissions, legal ownership, fixtures, fittings and appliances are in working order or fit for purpose. Photographs are for general information and it cannot be inferred that any items shown are included in the sale or within the ownership of the seller and therefore must be verified by your legal representative. No assumptions can be made from any description or image, relating to the type of construction or structural condition. All measurements are approximate, and any drawings or floorplans provided are for general guidance and are not to scale. Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008.