



Princes Way, Hutton

Princes Way Hutton

£799,000

This beautifully presented three-bedroom link-detached family home is ideally situated in a highly sought-after location, just 0.7 miles from Shenfield Broadway, which offers a wide selection of shops, bars, restaurants, and the mainline railway station. The highly regarded St. Martins Secondary School is also conveniently located within 0.5 miles (subject to acceptance). Upon entering, you are greeted by a welcoming entrance hall that leads to a ground floor cloakroom, a well-fitted kitchen/breakfast room, and a superb lounge/diner that overlooks an attractive rear garden.

The ground floor features Amtico woodblock-style flooring throughout, adding a touch of elegance to the space. Moving to the first floor, you will find three generously sized bedrooms and a well-appointed family bathroom that includes a shower bath. The rear garden has been attractively landscaped, featuring a patio area and a sun terrace, perfect for al fresco dining or relaxing in the sun. Shenfield's mainline station provides a fast and frequent service to London, including access to the Elizabeth Line, which connects you to the West End and Heathrow Airport beyond. This property represents an excellent opportunity for families seeking a comfortable and convenient home in a prime location. EPC D.



Entrance Hall

Cloakroom

Kitchen/ Dining Room 16' 11" x 13' 6"
(5.15m x 4.11m)

Living Room 20' 1" x 13' 1" (6.12m x 3.98m)

Utility room 16' 2" x 5' 0" (4.92m x 1.52m)

Landing

Bedroom One 14' 2" x 10' 8" (4.31m x 3.25m)

Bedroom Two 11' 7" x 11' 0" (3.53m x 3.35m)

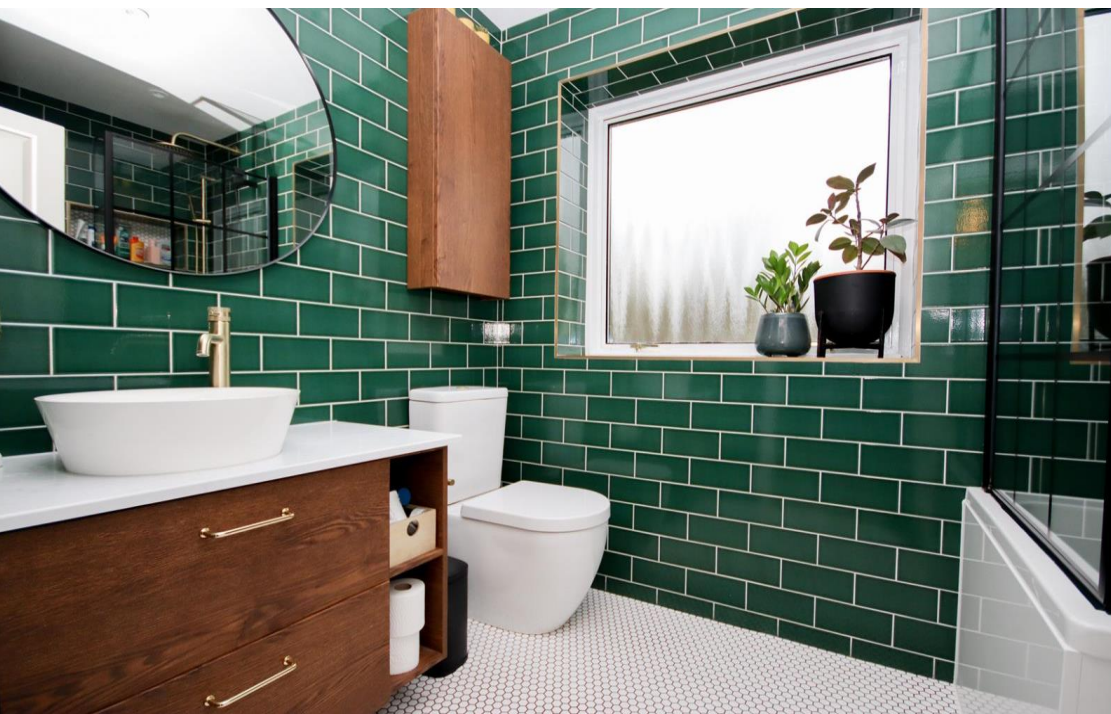
Bedroom Three 9' 11" x 8' 10" (3.02m x 2.69m)

Family Bathroom

Garage 26' 7" x 8' 6" (8.10m x 2.59m)









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	58	71
(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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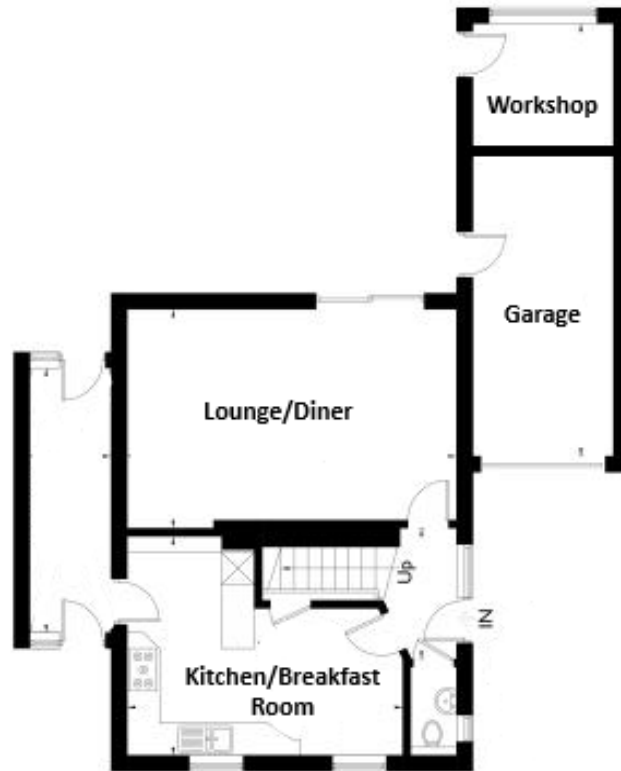
Council Tax Band F

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