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Spurgate, Hutton

WN
PROPERTIES

Spurgate Hutton

£825,000

An attractive three-bedroom detached residence situated in a highly sought-after location, backing onto Thriftwood woodland. The accommodation comprises: extended hallway with a cloakroom, lounge, study, conservatory, separate dining room and kitchen/breakfast room. The three generously sized bedrooms are served by a spacious family bathroom. There is off-street parking to the front leading to a garage and side access leads to an 140' (42.63m) rear garden that boasts a south-facing outlook over the woodland. The property is offered for sale with no onward chain and is located within 0.9 miles of Shenfield Broadway and the mainline station, which provides a fast and frequent service to London, including the Elizabeth Line for access to the West End and Heathrow Airport. There is also potential for improvement and extension, subject to obtaining the necessary consents. EPC D.



Entrance Hall

Part glazed entrance door with windows either side, built in storage cupboard, return staircase to first floor with storage below. Doors to kitchen, sitting room and:

Cloakroom

Close coupled W.C., wall mounted wash hand basin with tiled splashback, bidet and tiled flooring.

Kitchen 11' 11" x 10' 1" (3.63m x 3.07m)

Fitted with a range of base and wall mounted wood effect cupboards with laminate work surface incorporating stainless steel single bowl sink with drainer and mixer tap. Freestanding cooker with stainless steel splashback and extractor hood above. Dishwasher, fridge/freezer and washing machine to

remain. Breakfast bar with space for stools, door to dining room, window to front and double glazed door to side.

Sitting Room 16' 10" x 11' 10" (5.13m x 3.60m)

Spacious room with sliding doors overlooking and leading to the rear garden. Focal fire surround and hearth. Radiator. Door to study and door to:

Dining Room 12' 4" max x 11' 11" (3.76m x 3.63m)

Window to rear and radiator.

Study 12' 0" x 7' 2" (3.65m x 2.18m)

Door to garage and double doors leading to:

Conservatory 10' 0" x 7' 3" (3.05m x 2.21m)

Sloping polycarbonate ceiling with double glazed windows and doors leading to the rear garden.

First Floor Landing

Window to front, radiator and doors to:



Bedroom One 15' 3" to rear of wardrobes x 11' 11" to rear of wardrobes (4.64m x 3.63m)

Useful built in wardrobes to two walls, window to rear and radiator.

Bedroom Two 11' 10" x 9' 10" to rear of wardrobe (3.60m x 2.99m)

Built in wardrobe, radiator and window to rear.

Bedroom Three 11' 11" x 7' 2" (3.63m x 2.18m)

Window to front and radiator

Family Bathroom

Close coupled w.c., pedestal wash hand basin, panelled bath and tiled shower cubicle. Part tiled walls, wall mounted storage cupboard, tiled floor, radiator, towel rail and window to side.

Externally

Block paved driveway providing parking and access to attached garage. Adjacent lawned area. Gated access to rear

Garage 17' 10" x 7' 10" max (5.43m x 2.39m)

Up and over door and door to study. Power and light connected.

Rear Garden

Superb south facing rear garden within 140', patio area, large lawn with mature shrubs and trees. Shed to remain.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	67	80
(81-91) B		
(69-80) C		
(55-68) D		
(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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Shenfield

Essex CM15 8NL

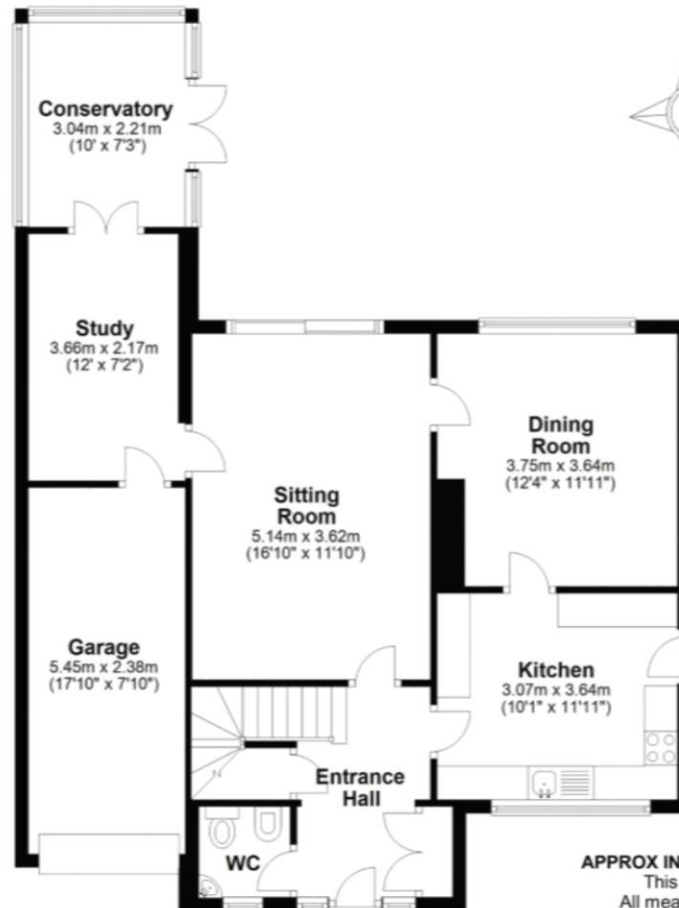
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Ground Floor



First Floor



APPROX INTERNAL FLOOR AREA 138 SQ M (1480 SQ FT) (Includes Garage)
This floorplan is for illustrative purposes only and is **NOT TO SCALE**
All measurements are approximate **NOT** to be used for valuation purposes
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