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Janmead, Hutton

WN
PROPERTIES

Janmead Hutton

Offers in Excess of £895,000

Offering excellent potential for improvement and modernisation, this four-bedroom detached residence is situated in a sought-after cul-de-sac location, conveniently located just 0.9 miles from Shenfield station. The accommodation includes a sitting room that leads to a lounge/diner, kitchen/breakfast room, cloakroom, an integral garage, four bedrooms and family bathroom. The property also boasts an excellent south-facing rear garden, St Martins school (subject to acceptance) and is being offered for sale with no onward chain. EPC D.



Entrance Hallway

Double glazed door with stained glass insert with glazed side panel set in recessed open porch. Stairs to first floor with painted ranch style balustrade with hardwood hand rail. Doors to:

Cloakroom

Two piece suite.

Sitting Room 19' 2" x 11' 4" (5.84m x 3.45m)

Spacious room with large double glazed window to front, radiator, feature stone fireplace and hearth with electric fire. Door to:

Lounge/Dining Room 18' 8" x 11' 3" (5.69m x 3.43m)

Large room with double glazed sliding doors leading to and overlooking the

private rear garden. Window to side, stone hearth with freestanding electric wood-burning style fire. Door to:

Kitchen/Breakfast Room 15' 4" x 11' 5" (4.67m x 3.48m)

Generous range of white base and wall cupboards with contrasting work surface incorporation breakfast with space for stools. Space for cooker, washing machine and dishwasher. Two double glazed windows to rear, double glazed door to rear. Tiled floor. Door to integral garage.

First Floor Landing

Double glazed window to front, large built in airing cupboard with shelving and hot water cylinder. Wall mounted Baxi wall mounted central heating boiler. Doors to:

Bedroom One 15' 0" x 11' 3" (4.57m x 3.43m)

Double glazed window to front, radiator and large built in wardrobe with hanging rail.

Bedroom Two 13' 0" x 11' 3" (3.96m x 3.43m)

Spacious room with double glazed window to rear, radiator.



Bedroom Three 10' 5" x 8' 0" (3.17m x 2.44m)

Double glazed window to rear, radiator and built in cupboard with hanging rail.

Bedroom Four 12' 3" max x 8' 0" (3.73m x 2.44m)

Double glazed window to front, radiator and built in wardrobe with hanging rail.

Family Bathroom

Concealed cistern w.c., vanity wash hand basin with storage and tiled bath surround with overhead shower. Attractive tiling to walls, chrome towel warmer and double glazed window to rear.

Integral Garage 16' 4" x 8' 0" (4.97m x 2.44m)

Power and light connected and up and over door.

Externally

Driveway provides parking and leads to the integral garage with wide gated side access to rear garden. Lawned area with hedge providing screening and privacy.

Rear Garden

Easily maintained south facing rear garden with paved patio and the remainder laid to lawn with high hedging providing seclusion and privacy.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

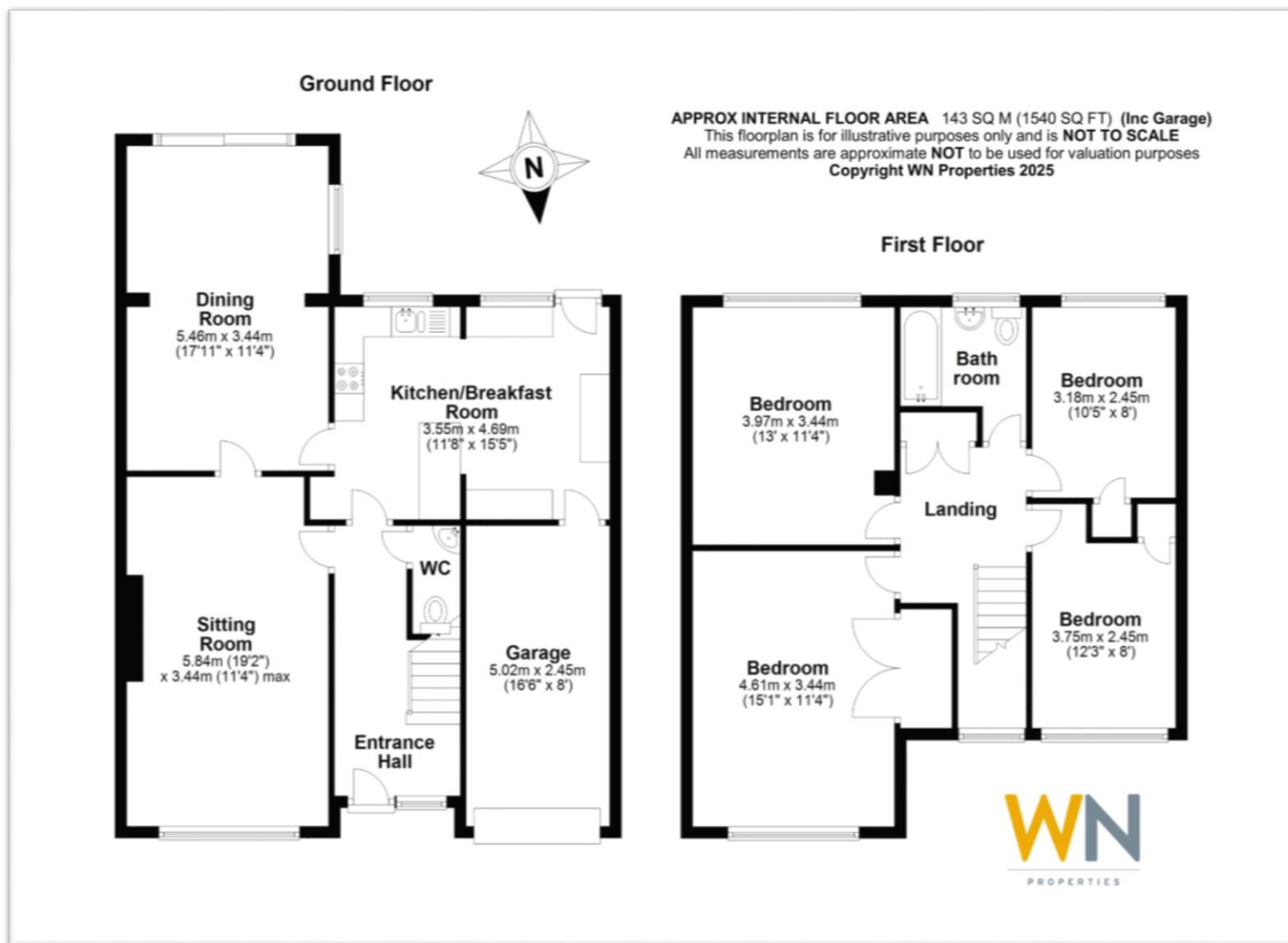
Council Tax Band F.

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