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# Laurel Close, Hutton

**WN**  
PROPERTIES



# Laurel Close Hutton

£599,995

This beautifully presented three-bedroom semi-detached residence is located in an attractive cul-de-sac, nestled on the fringes of the Long Ridings development, just 0.7 miles from Shenfield mainline station and shopping Broadway. The accommodation comprises an entrance hall leading to a spacious lounge/diner, fitted kitchen complete with built-in appliances, including range cooker, dishwasher and integrated fridge and freezer. On the first floor, you will find fitted wardrobes in the master bedroom with matching dressing table and bedside cabinets. Bedroom two also features wardrobes, while bedroom three is currently used as a study. Externally, the property enjoys an attractive block-paved independent driveway, providing multiple off-street parking spaces, as well as side access to a charming rear garden. The garden includes a pleasant patio area, lawn surrounded by shrub borders and a garden shed. There is also pedestrian access leading to a garage, which is currently being used as a bar room. The property is ideally situated close to schools (subject to acceptance) and local shopping amenities. Shenfield station offers a fast and frequent service to London, including access to the Elizabeth Line, making it convenient for travel to the West End and Heathrow Airport. EPC D.



## Entrance Hall

Lounge/Diner 22' 1" x 13' 8" (6.73m x 4.16m) *maximum. L-shaped.*

Kitchen 11' 11" x 8' 10" (3.63m x 2.69m)

## First Floor Landing

Bedroom One 12' 10" x 11' 4" (3.91m x 3.45m) *to rear of wardrobes.*

Bedroom Two 11' 4" x 8' 11" (3.45m x 2.72m) *into door recess.*

Bedroom Three 9' 5" x 8' 3" (2.87m x 2.51m)

Bathroom 8' 3" x 5' 8" (2.51m x 1.73m)

Garage 15' 6" x 8' 3" (4.72m x 2.51m)

















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Council Tax Band D

148 Hutton Road  
Shenfield  
Essex CM15 8NL

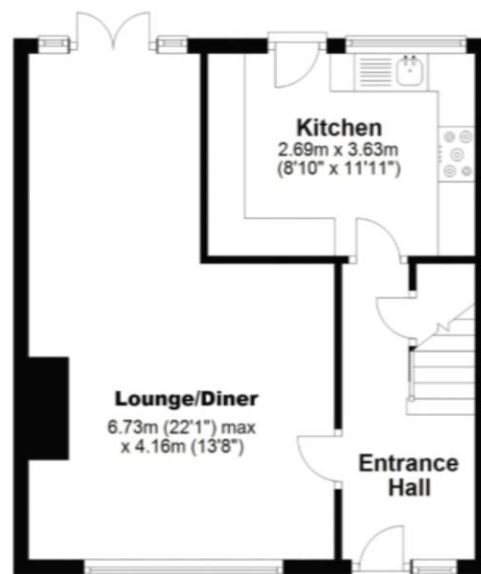
**01277 225191**

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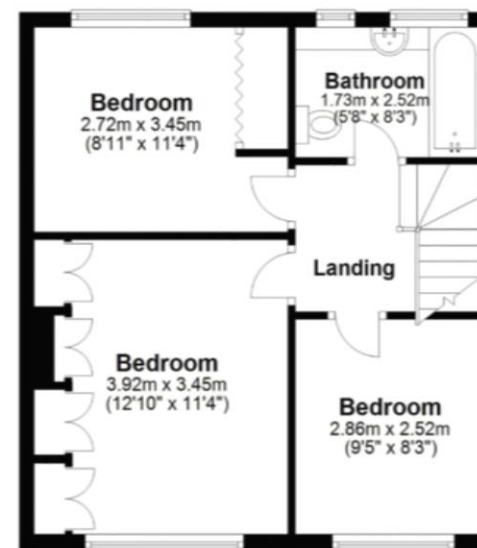
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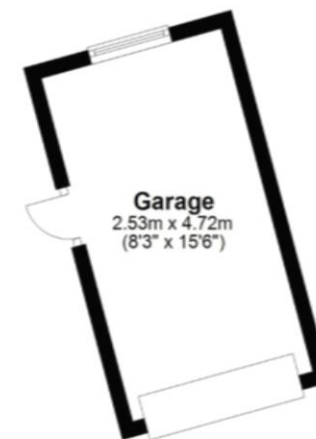
Ground Floor



First Floor



Outbuilding



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