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# Barrington Court, Hutton

**WN**  
PROPERTIES



# Barrington Court Hutton

£450,000

Semi-detached house ideally located for easy access to local shops and just 0.7 miles from Shenfield Broadway and the mainline railway station, providing direct services to London Liverpool Street. The property benefits from the Elizabeth Line, which offers convenient connections to the West End, Heathrow, and beyond. The accommodation is in need of some upgrading and comprises spacious lounge/dining room, kitchen, ground floor cloakroom, three bedrooms and family bathroom.

Outside, you'll find gardens to the front and rear with gated access at the rear leading to a small garage. There is also a shared driveway access to the side of the property, which provides access to the garages. On-street parking is available. This property is offered with no onward chain. EPC C.





**Entrance Hall**

**Cloakroom**

**Kitchen** 10' 0" x 8' 2" (3.05m x 2.49m)

**Lounge** 24' 1" x 12' 5" > 9' 8" (7.34m x 3.78m > 2.94m)

**First Floor Landing**

**Bedroom One** 12' 6" x 12' 2" (3.81m x 3.71m)

**Bedroom Two** 12' 2" max to rear of wardrobe  
x 11' 3" (3.71m x 3.43m)

**Bedroom Three** 8' 5" x 8' 2" (2.56m x 2.49m)

**Family Bathroom**

**Garage**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	<b>71</b>	<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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 & Wales		EU Directive 2002/91/EC

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Council Tax Band D

148 Hutton Road  
Shenfield  
Essex CM15 8NL

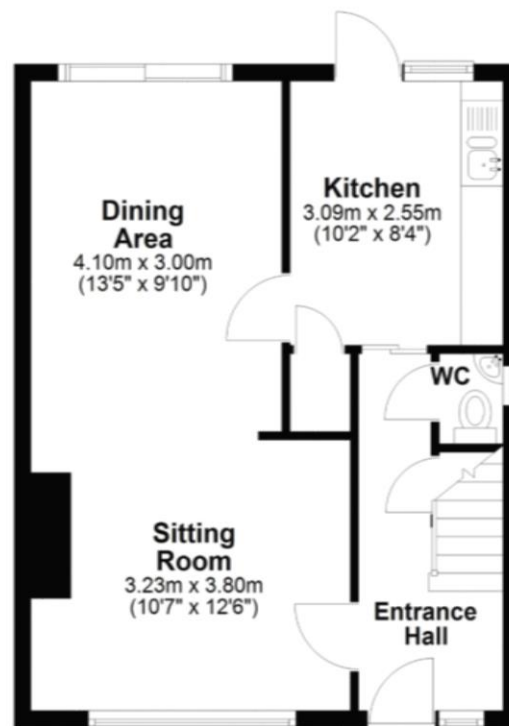
01277 225191

admin@wnproperties.co.uk

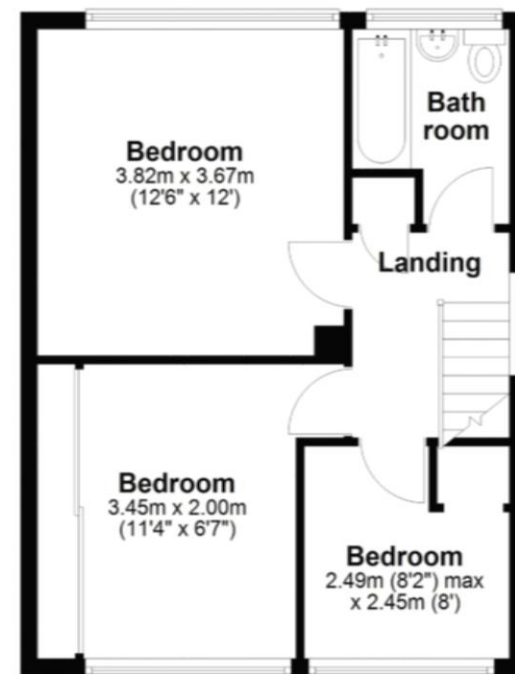
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## Ground Floor



## First Floor



APPROX INTERNAL FLOOR AREA 83 SQ M (890 SQ FT)  
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All measurements are approximate **NOT** to be used for valuation purposes  
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