



Woodway, Hutton

Woodway

Hutton

£1,175,000

This charming family home is ideally located just 0.8 miles from Shenfield Broadway and the mainline station, offering a perfect blend of convenience and comfort. The spacious accommodation features a welcoming family room complete with an attractive open fireplace, a versatile study or playroom, and a generous lounge with doors that open to the lovely garden. A well-equipped kitchen/dining room has modern integrated appliances, accompanied by underfloor heating that extends into the adjacent utility room. On the first floor there are four generously sized double bedrooms, two of which have private en-suites for added convenience. A well-appointed family bathroom serves the remaining bedrooms. Additional highlights include an integral garage and a driveway with ample parking for several cars. The



property is conveniently situated near St Martin's School (subject to acceptance) and provides easy access to Shenfield mainline station, which connects to the Elizabeth Line for travel to the West End, Heathrow, and beyond. This home is perfect for families seeking spacious accommodations in a desirable location. EPC Awaited.

Entrance Porch

Lounge 21' 5" x 11' 7" (6.52m x 3.53m)

Family Room/Study 12' 6" x 8' 9" max > 6' 6" (3.81m x 2.66m max > 1.98m)

Inner Hallway 7' 9" x 5' 1" (2.36m x 1.55m)

Kitchen/Dining Room 0' 0" x 0' 0" (0.00m x 0.00m)
Kitchen - 19' 6" x 8' 8" (5.94m x 2.64m) Dining Room - 10' 8" x 9' 7" (3.25m x 2.92m)

Utility Room 8' 4" x 6' 0" (2.54m x 1.83m)

Lounge 14' 0" x 12' 7" (4.26m x 3.83m)

First Floor Landing

Bedroom One 13' 3" to front of wardrobes x 9' 5" (4.04m x 2.87m)

En-suite

Bedroom Two 13' 9" x 12' 6" to rear of wardrobe > 9' 2" (4.19m x 3.81m to rear of wardrobe > 2.79m)

Bedroom Three 13' 9" x 10' 0" (4.19m x 3.05m)

Bedroom Four 12' 0" x 10' 0" (3.65m x 3.05m)
En-suite

Family Bathroom

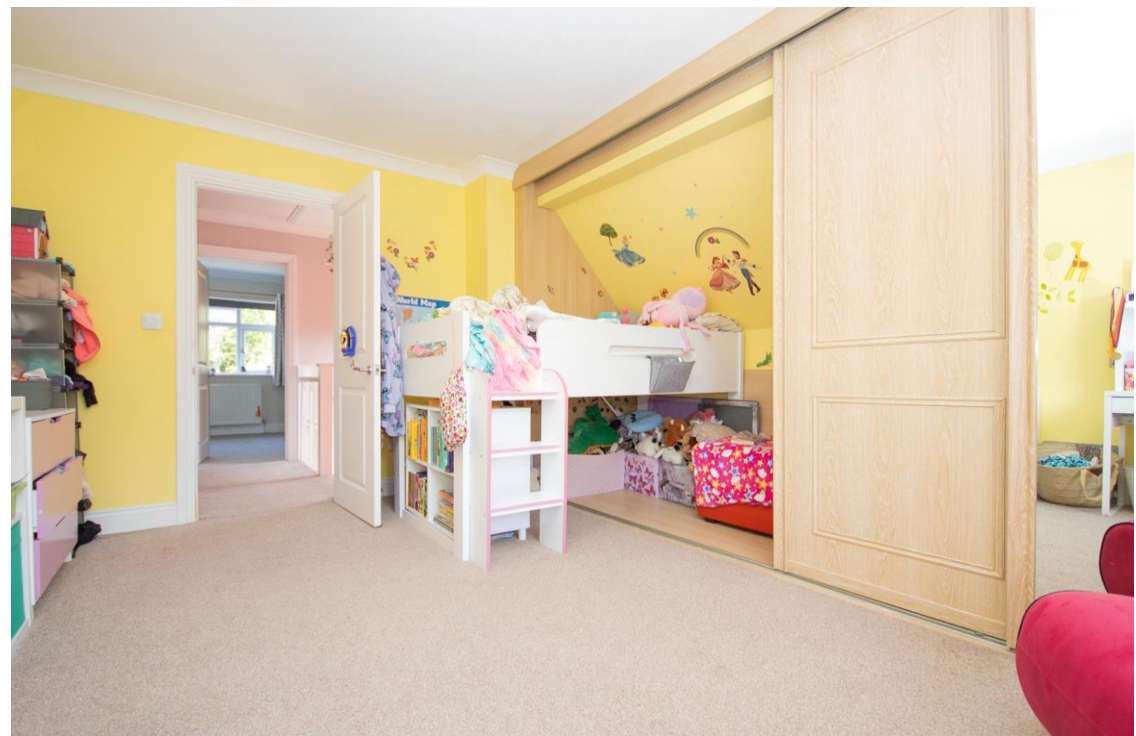
Externally

Garage 16' 3" x 7' 9" (4.95m x 2.36m)













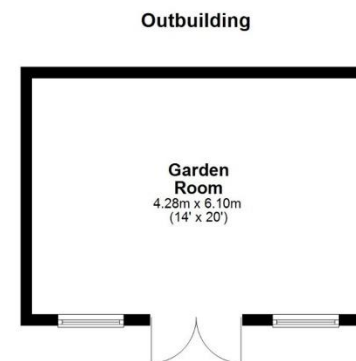
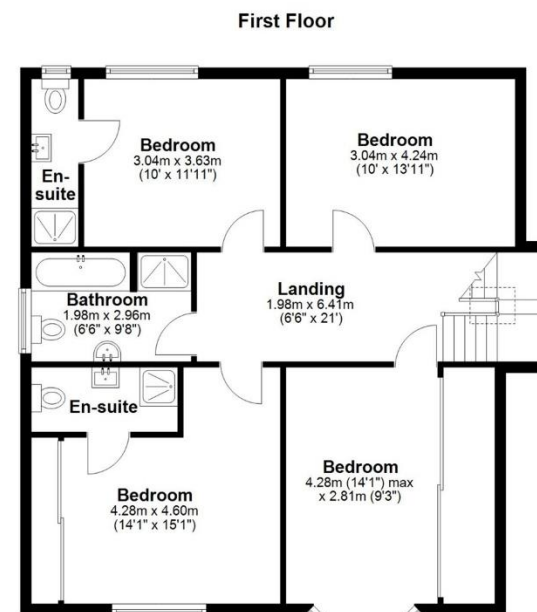
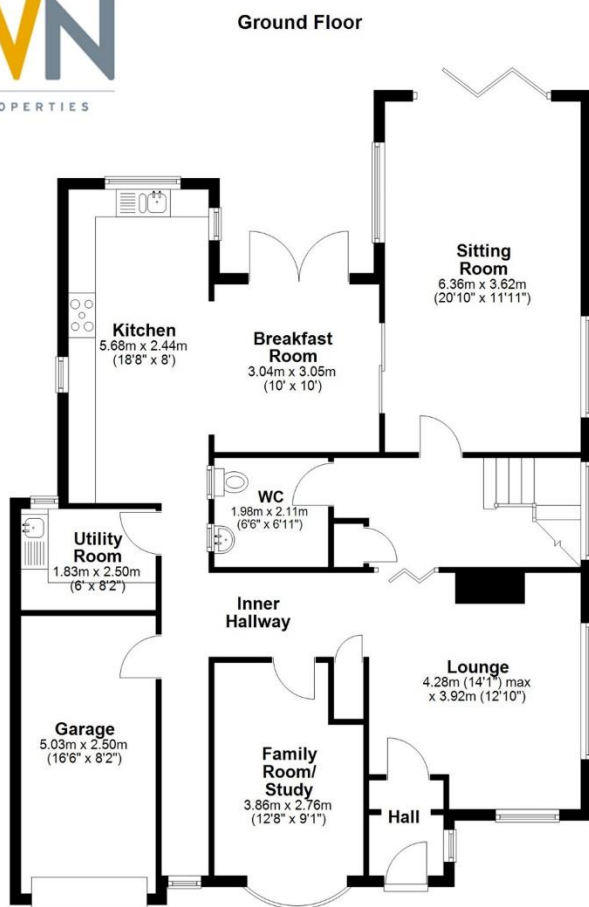


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band C

148 Hutton Road
Shenfield
Essex CM15 8NL
01277 225191

admin@wnproperties.co.uk
wnproperties.co.uk



APPROX INTERNAL FLOOR AREA 192 SQ M (2070 SQ FT)
GARAGE/OUTBUILDING 39 SQ M (420 SQ FT)
This floorplan is for illustrative purposes only and is **NOT TO SCALE**
All measurements are approximate **NOT** to be used for valuation purposes
Copyright Wilson Nicol 2025

Every effort has been made to ensure the complete accuracy of these particulars, however they cannot be guaranteed. Always check before agreeing to purchase. This includes checking on the existence of relevant permissions, fixtures, fittings and appliances which have not been tested by WN Properties and there is no guarantee that they are in working order or fit for purpose. Photographs are for general information and it cannot be inferred that any items shown are included in the sale or within the ownership of the seller and therefore must be verified by your legal representative. No assumptions can be made from any description or image, relating to the type of construction, structural condition or the surroundings of the property. All measurements are approximate and any drawings/floorplans provided are for general guidance and are not to scale. WN Properties recommend ancillary service providers from time to time to assist you with your purchase. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider may pay us a Referral Fee. The Referral Fee is separate from your obligation to pay your fees or commission.