



Hutton Gate, Hutton Mount

Hutton Gate

Hutton

£1,550,000

Nestled in a serene cul-de-sac at the heart of Hutton Mount, we are pleased to present this superb four-bedroom detached family home to the market. This property offers the ideal blend of tranquility and convenience, with Shenfield's vibrant high street boasting a variety of shopping and dining options, as well as the mainline railway station, which provides excellent transport links to London, including the new Elizabeth Line—just a short 0.4-mile stroll down the picturesque 'Mount Avenue'. As you enter the property, you are welcomed by a spacious entrance porch that leads through double doors into a generous entrance hallway. This area provides access to several well-appointed rooms including a reception room with elegant bay windows that offer views of the garden, complemented by double doors that open into the bright conservatory. Here, you can enjoy additional living space with further double doors leading to the rear garden. The well-equipped kitchen/breakfast room includes two separate utility areas—one designated as a laundry room—along with additional access to the integral garage, making this home both functional and family-friendly.



On the first floor, you will find four spacious double bedrooms. The main bedroom features a generously sized four-piece ensuite bathroom, ensuring privacy and comfort. An additional family bathroom is tastefully designed and includes 'his and her' wash hand basins. The outside is a true highlight of this property, featuring beautifully maintained west facing gardens that are private and unoverlooked. A patio area provides the perfect spot for outdoor dining and relaxation, while the garden is predominantly laid to lawn with well-established planted borders and a scenic pathway running around the perimeter. To the front of the property, a large, securely gated driveway offers ample parking and leads to the integral double garage as well as a covered car porch. The property is situated within easy reach of excellent local schools, including the highly-rated St Martins School (subject to acceptance), as well as various other educational institutions, making it an ideal location for families. EPC D.

Entrance Hall 14' 3" x 10' 7" (4.34m x 3.22m)

Cloakroom

Study 11' 10" x 11' 10" (3.60m x 3.60m)

Dining Room 20' 0" x 12' 1" (6.10m x 3.68m)

Gym 18' 9" x 11' 7" (5.71m x 3.53m)

Conservatory 22' 5" x 10' 4" (6.83m x 3.15m)

Kitchen 19' 9" x 11' 9" max (6.02m x 3.58m)

Family Room 19' 6" x 16' 9" (5.95m x 5.1m)

Larder Area 8' 11" x 4' 6" (2.71m x 1.38m)

Utility Room 10' 7" x 6' 3" (3.23m x 1.91m)

Lounge 22' 7" x 15' 0" (6.88m x 4.57m)

Landing 13' 10" x 10' 8" (4.21m x 3.25m)

Master Bedroom 20' 0" x 12' 1" (6.10m x 3.68m)

En-suite Shower Room

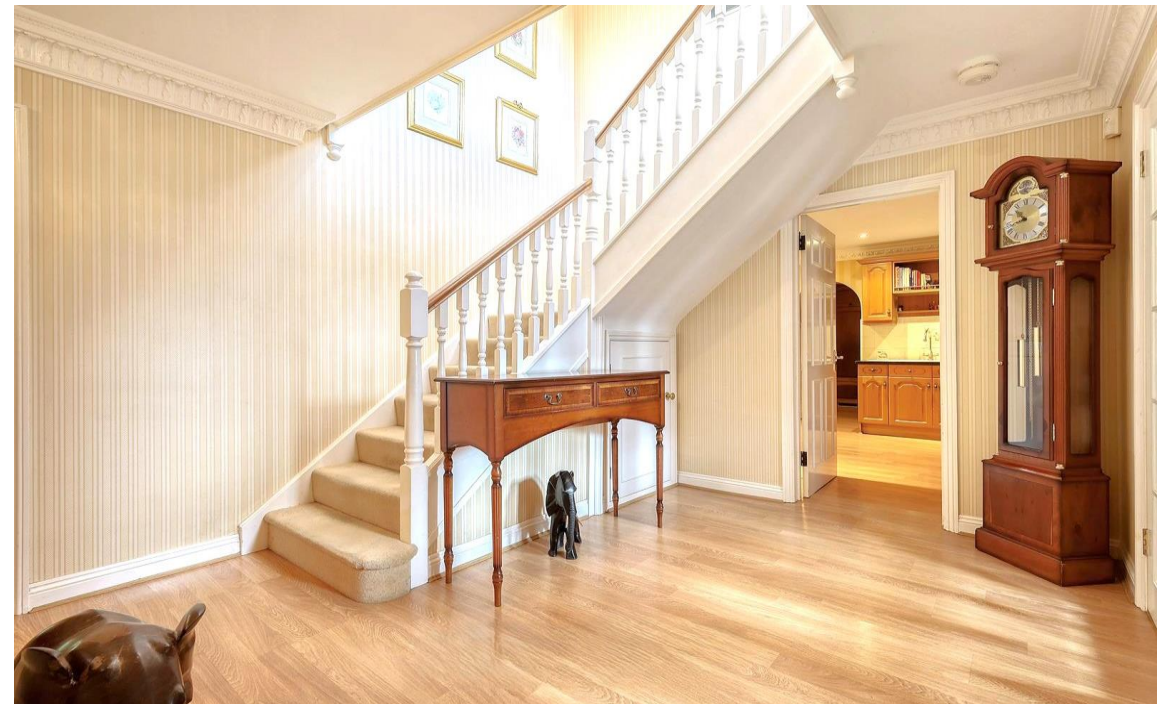
Bedroom Two 14' 11" x 10' 4" (4.55m x 3.15m)

Bedroom Three 14' 11" x 11' 8" (4.55m x 3.56m)

Bedroom Four 12' 11" x 9' 11" (3.94m x 3.03m)

Family Bathroom 14' 8" x 7' 4" (4.47m x 2.24m)

Garage 18' 6" x 15' 5" (5.63m x 4.70m)

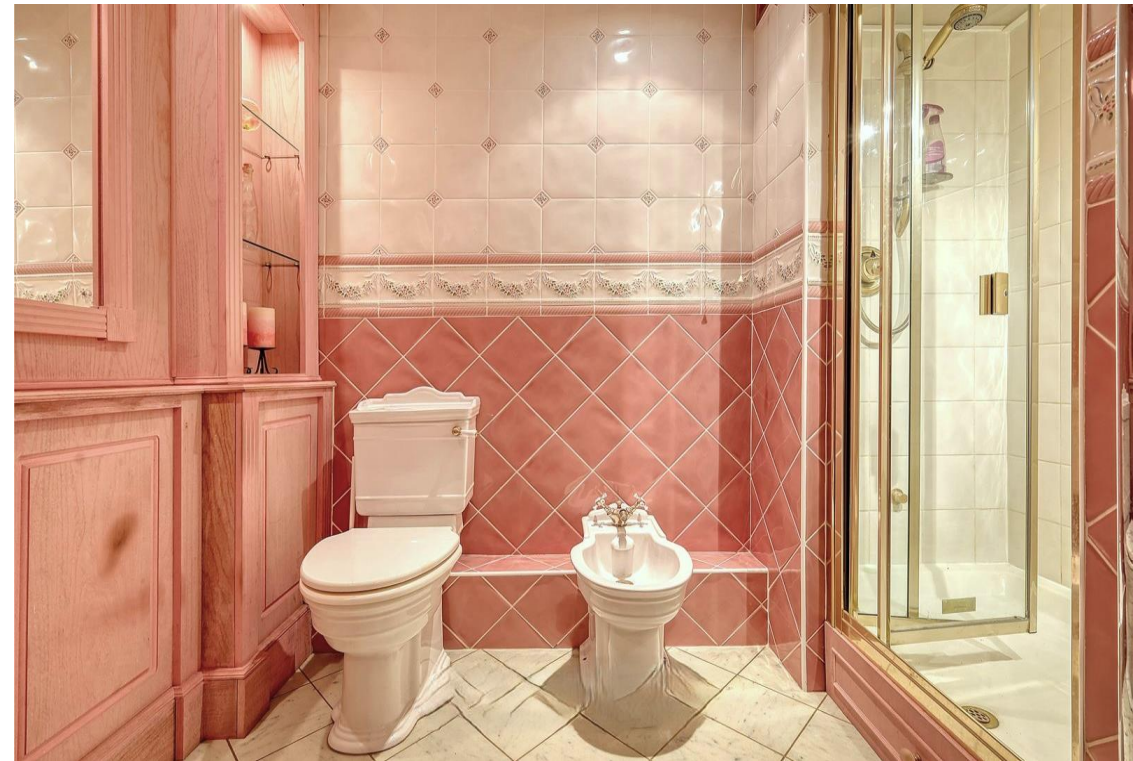














Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	76
England & Wales	EU Directive 2002/91/EC	

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Council Tax Band H

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