



## Storr Gardens, Hutton

WN Properties are pleased to offer for long term let a recently redecorated and improved three double bedroom semi-detached house, situated within 1.4 miles to Shenfield mainline station and shopping Broadway. Benefitting from uPVC double glazing, the property features a spacious lounge/diner, modern kitchen, two double and one single bedroom and a replacement bathroom. To the rear is a pleasant garden with access to a converted garage with flexible use as a study or gym. Available immediately, unfurnished. EPC D.

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**£1,800.00 pcm**

Council Tax Band C





**Entrance Hallway**  
Part obscure double glazed entrance door, with part obscure double glazed side panel, wood effect laminate flooring, access to first floor via carpeted staircase, door to understairs storage cupboard.

**Lounge/Diner 'L' Shaped 20' 7" max > 10' 5" x 12' 7" max > 9' 3" (6.27m > 3.2m x 3.83m > 2.83m)**  
Wood effect laminate flooring, uPVC double glazed window to front and further double doors to rear garden. Ornamental fire place and surround.

**Kitchen 12' 6" x 9' 3" (3.81m x 2.82m)**  
Matching range of wall and base level units with rolled edge work surface incorporating one and a half bowl stainless steel sink unit. Appliances to include; four ring gas hob with cooker hood over, single electric oven, free-standing dishwasher, washing machine and fridge/freezer. Continuation of wood effect laminate flooring. Access to garden via uPVC double glazed door with further double glazed window to rear and obscure double glazed window to side.

**First Floor Landing**  
Obscure double uPVC double glazed window to side, access to loft, carpet.

**Bedroom 1 11' 5" x 10' 10" To rear of freestanding wardrobes (3.48m x 3.30m)**  
uPVC double glazed to front, freestanding wardrobes and drawer unit to remain, carpet.

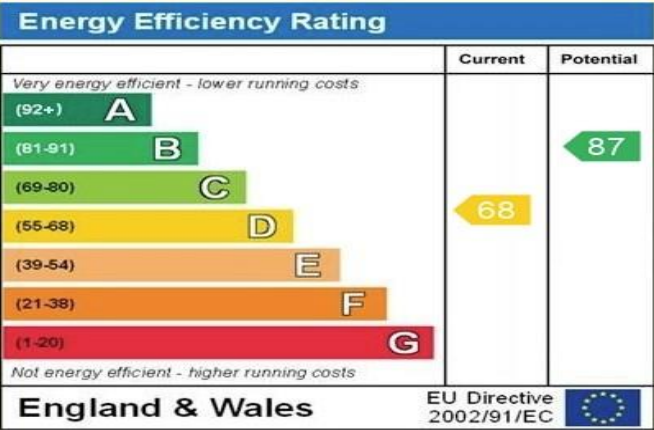
**Bedroom 2 10' 10" to rear of built-in wardrobe x 8' 11" (3.30m x 2.72m)**  
Built in storage cupboard housing boiler, uPVC double glazed window to rear, freestanding wardrobe to remain, carpet.

**Bedroom 3 8' 0" x 7' 9" - including bulkhead (2.44m x 2.36m)**  
Note: restricted floor area due to staircase bulkhead, uPVC double glazed window to front, carpet.

**Bathroom**  
Modern white suite comprises; close coupled WC, vanity wash hand basin with cupboard beneath, panelled bath with mixer tap and shower rail/curtain. uPVC obscure double glazed window to rear, tiled walls, heated towel rail, medicine cabinet, shaver point, lino flooring.

**Exterior**  
Rear garden commences with paved patio leading to remainder being laid to lawn with flower and shrub borders. Access to converted garage. Access to Front via wooden side gate. Front garden is laid to lawn with shrub border. Access to front of garage and off street parking.

**Garage room 14' 11" x 8' 1" (4.54m x 2.46m)**  
With window to side and laminated flooring. Lighting and power, with door to traditional garage storage area.



## HOLDING DEPOSIT

A one week holding deposit is required to secure this property. Please ask for a copy of our 'Guide for Tenants' for a full list of costs applicable to this or any of our properties. Please note your holding deposit is at risk if you withdraw from the transaction or do not disclose something that affects your ability to pass references.