



Roundwood Avenue, Hutton Mount

Roundwood Avenue Hutton Mount

Offers Over £2,100,000

This beautifully presented property is set in a mature plot on one of the most desirable roads within this private residential estate. It boasts a wide unoverlooked frontage to Roundwood Avenue and benefits from a westerly elevation, ensuring the rear garden enjoys sunlight from mid-morning onwards. The property offers four spacious bedrooms, three of which feature luxurious en-suite bathrooms, while the master bedroom suite includes a dressing room area. To the ground floor, residents can enjoy two stylish reception rooms alongside a generous Neptune fitted kitchen/breakfast/family room with Fisher & Paykel appliances. Additional conveniences include a large utility



room, study and cloakroom. The gardens are impeccably maintained by the current owners, providing a picturesque outdoor space. The property combines elegance, convenience and a prime location that is conveniently located just 0.5 miles from Shenfield Broadway, with easy access to the mainline station, which provides a fast and frequent service to London, including the Elizabeth Line to the West End and onwards to Heathrow Airport. EPC C.

Cloakroom

Dining Room 13' 8" x 10' 0" (4.16m x 3.05m)

Sitting Room 17' 1" x 11' 6" (5.20m x 3.50m)

Study 12' 3" x 9' 11" (3.73m x 3.02m)

Kitchen/Family Room 28' 5" x 14' 4" (8.65m x 4.37m)

Utility Room 11' 11" x 9' 0" (3.63m x 2.74m)

Garage 17' 11" x 12' 10" (5.46m x 3.91m)

First Floor Landing

Master Bedroom 17' 2" x 11' 6" (5.23m x 3.50m)

Dressing Room 9' 11" x 6' 10" (3.02m x 2.08m)

En-suite Shower 9' 11" x 4' 5" (3.02m x 1.35m)

Bedroom Two 14' 8" x 10' 0" (4.47m x 3.05m) *to rear of wardrobe.*

En-suite Shower

Bedroom Three 14' 8" x 10' 5" (4.47m x 3.17m) *to rear of wardrobes.*

En-suite Shower

Bedroom Four 13' 8" x 6' 6" (4.16m x 1.98m) *to rear of wardrobes.*

Family Bathroom 9' 8" x 5' 11" (2.94m x 1.80m)

















Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A	71	80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

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Council Tax Band G

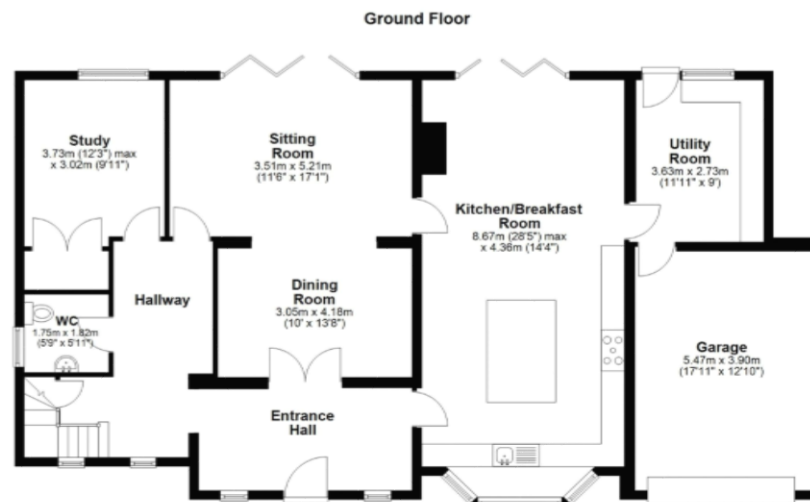
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APPROX INTERNAL FLOOR AREA
249 SQ M (2680 SQ FT) (Includes Garage)
This floorplan is for illustrative purposes
only and is **NOT TO SCALE**
All measurements are approximate
NOT to be used for valuation purposes
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