



Roundwood Avenue, Hutton

Roundwood Avenue

Hutton Mount

£1,875,000

This exceptional six-bedroom, six-bathroom family home boasts contemporary, flexible accommodation designed for modern living. The expansive open-plan living area seamlessly connects the living room, dining room, and kitchen/breakfast room making it perfect for family gatherings and entertaining. On the ground floor, you'll find a separate sitting room, a utility room and a ground floor bedroom featuring a dressing room and en-suite shower room. Additionally, there's a second ground floor bedroom with a study area and its own en-suite shower room. Upstairs, three more bedrooms are arranged around a stylish galleried landing, with two of them benefiting



from en-suite bathrooms, alongside an additional shower room for convenience. Situated at the end of a long driveway, the property is accessed via Roundwood Avenue, ideally located near Shenfield Broadway and the mainline station. The beautifully landscaped gardens, spanning a quarter of an acre, envelop the side and rear of the residence, providing a serene outdoor space. We highly recommend an internal inspection to truly appreciate this outstanding property. EPC C.

Open Plan Living Room 18' 6" x 17' 2" (5.63m x 5.23m)

Dining Room 17' 0" x 12' 4" (5.18m x 3.76m)

Kitchen 13' 10" x 12' 10" (4.21m x 3.91m)

Breakfast Area 12' 8" x 12' 2" (3.86m x 3.71m)

Utility Room 8' 11" x 6' 3" (2.72m x 1.90m)

Sitting Room 21' 2" x 12' 3" (6.45m x 3.73m)

Bedroom 12' 4" x 11' 10" (3.76m x 3.60m)

Dressing Room 9' 0" x 6' 6" (2.74m x 1.98m)

En-suite Shower 9' 0" x 6' 5" (2.74m x 1.95m)

Bedroom 10' 8" x 10' 6" (3.25m x 3.20m)

Study Area 5' 11" x 4' 9" (1.80m x 1.45m)

En-suite 6' 10" x 5' 11" (2.08m x 1.80m)

Bedroom 13' 0" x 10' 5" (3.96m x 3.17m)

First Floor Landing

Bedroom 15' 11" x 18' 6" (4.85m x 5.63m)

En-suite Bathroom 12' 3" x 10' 2" (3.73m x 3.10m)

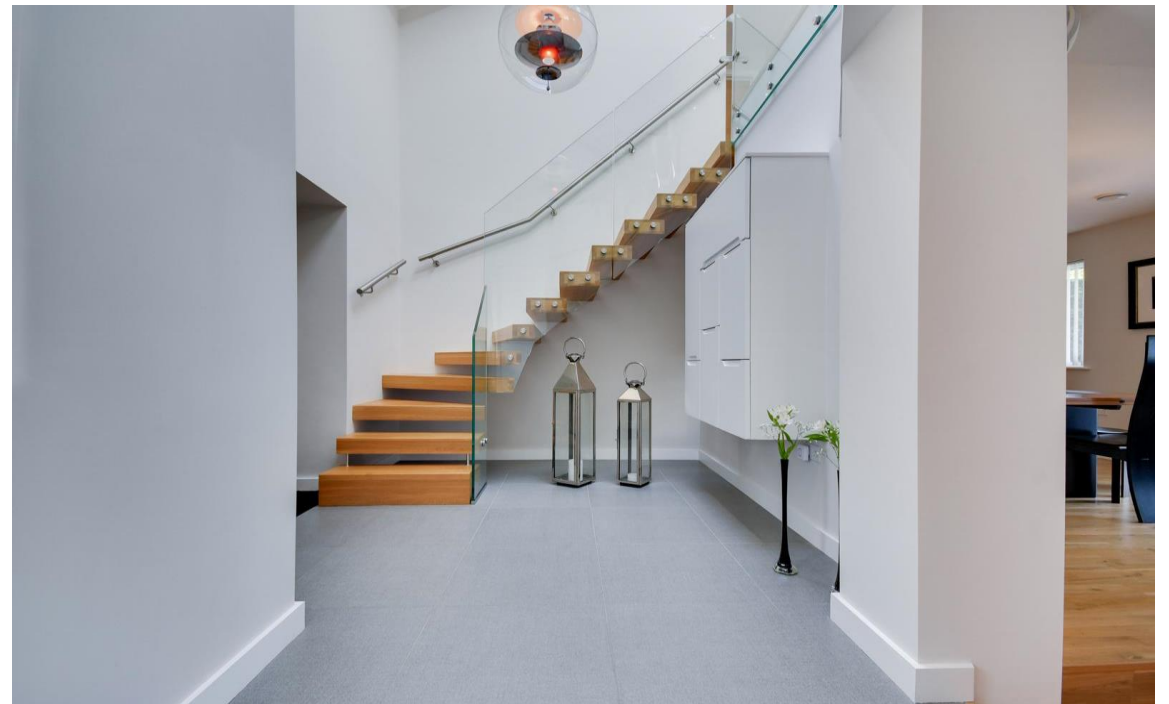
Bedroom 17' 8" x 13' 0" (5.38m x 3.96m)

En-suite Shower 9' 1" x 7' 3" (2.77m x 2.21m)

Bedroom 15' 10" x 13' 10" (4.82m x 4.21m)

Shower Room 9' 3" x 7' 3" (2.82m x 2.21m)

Double Garage 16' 6" x 16' 0" (5.03m x 4.87m)

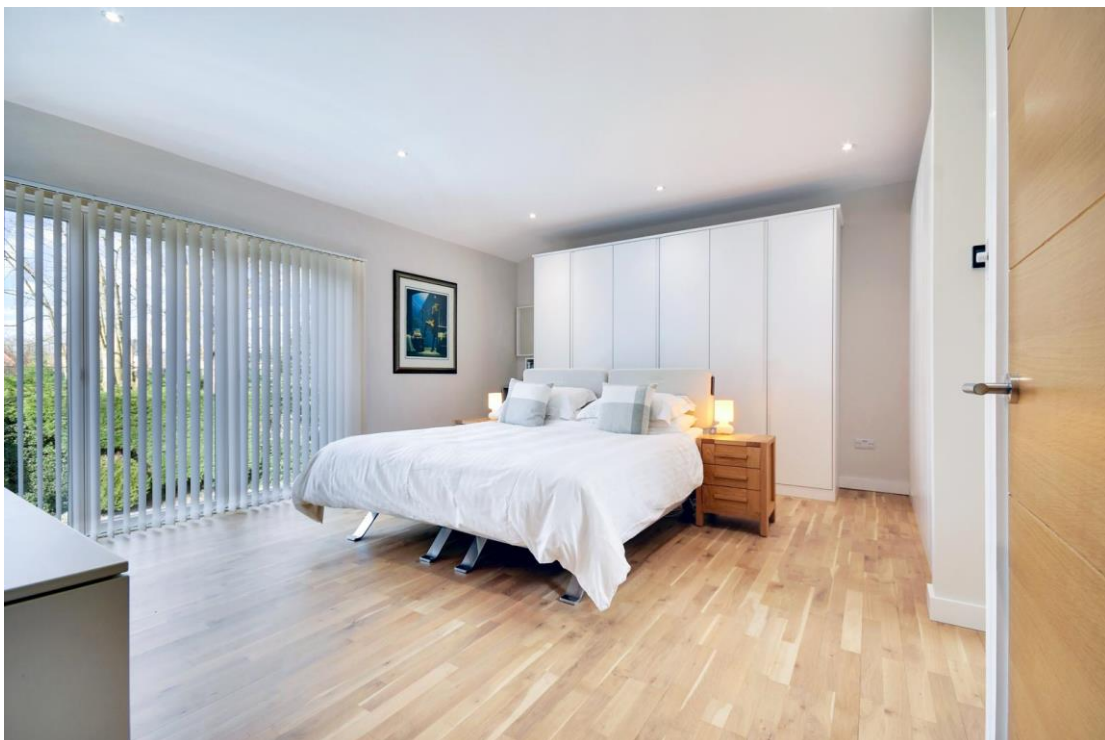














Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	81
(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	

www.epc4u.com

Council Tax Band G

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Total area: approx. 338.4 sq. metres (3642.3 sq. feet)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any errors or mis-statement. All parties must rely upon their own inspection.

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