



Mills Way, Hutton

Mills Way

Hutton

£825,000

This extended detached family home is situated in a delightful cul-de-sac just off Park Avenue in Hutton. It features well laid out accommodation, ideal for a family. The property is conveniently located near St. Martins School (subject to acceptance) and is just 1.3 miles from Shenfield mainline station, offering excellent commuting options to London, including the Elizabeth Line that connects to the West End and Heathrow Airport. There is also pedestrian access via Mount Avenue for convenient access to the station on foot. On the ground floor, you'll find a spacious reception hall with cloakroom, spacious L-shaped living room leading to a dining room and access to a good size fitted kitchen. The first floor comprises three bedrooms and a family bathroom. An



attractive rear garden can be accessed via a side gate or through the garage with an up and over door at the rear leading to a rear car-port/covered area. There is potential for further extension, subject to local authority consent. EPC C.

Entrance Hallway

Cloakroom

L Shaped Living Room 16' 5" x 13' 2" (5.00m x 4.01m) *plus* 11' 10" x 8' 10" (3.60m x 2.69m)

Dining Room 11' 10" x 8' 6" (3.60m x 2.59m)

Kitchen 17' 9" x 12' 2" (5.41m x 3.71m)

First Floor Landing

Bedroom One 11' 10" x 10' 6" (3.60m x 3.20m)

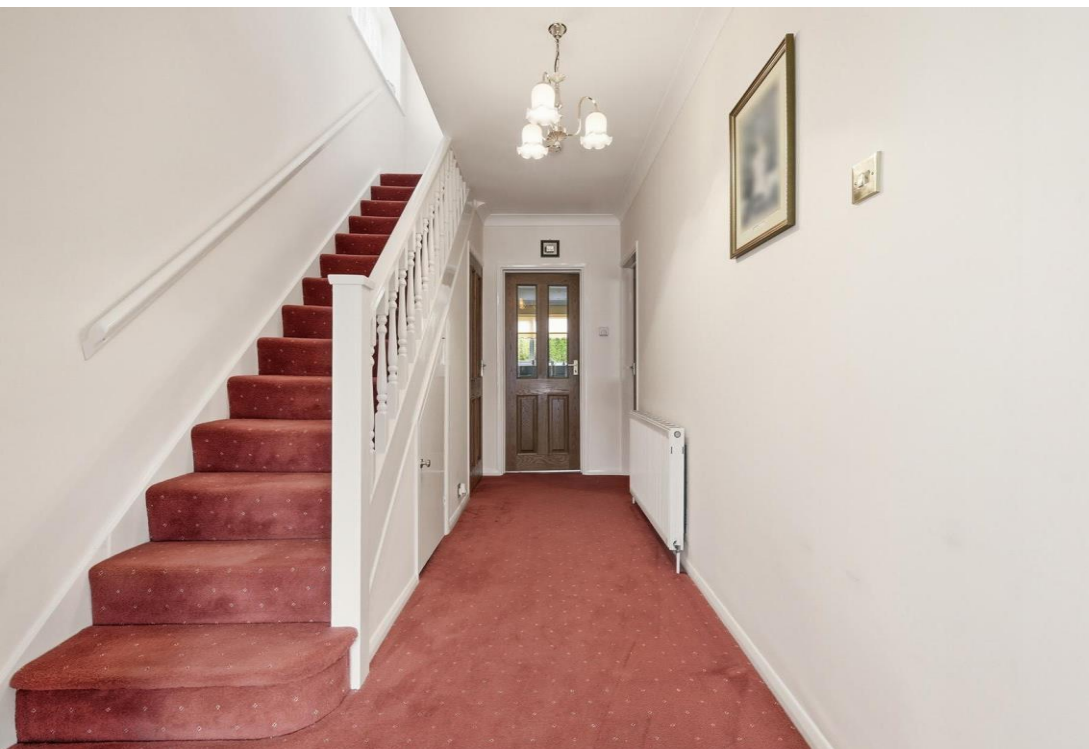
Bedroom Two 11' 10" x 10' 2" (3.60m x 3.10m)

Bedroom Three 10' 6" x 8' 10" (3.20m x 2.69m)

Bathroom

Garage 14' 9" x 8' 10" (4.49m x 2.69m)













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		
England & Wales	EU Directive 2002/91/EC	

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Council Tax Band F

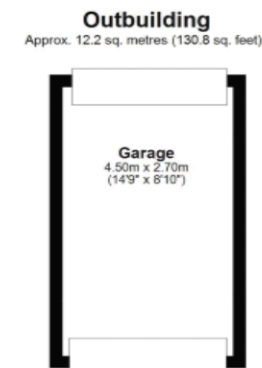
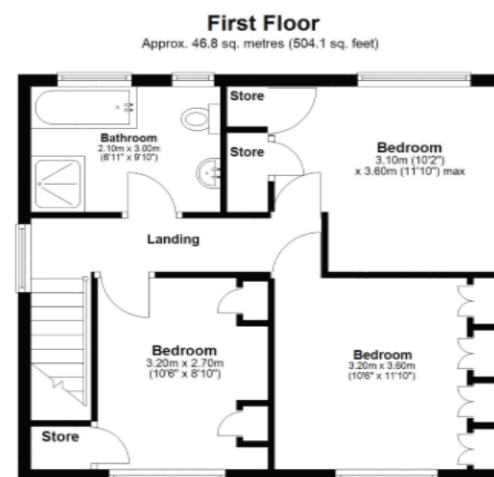
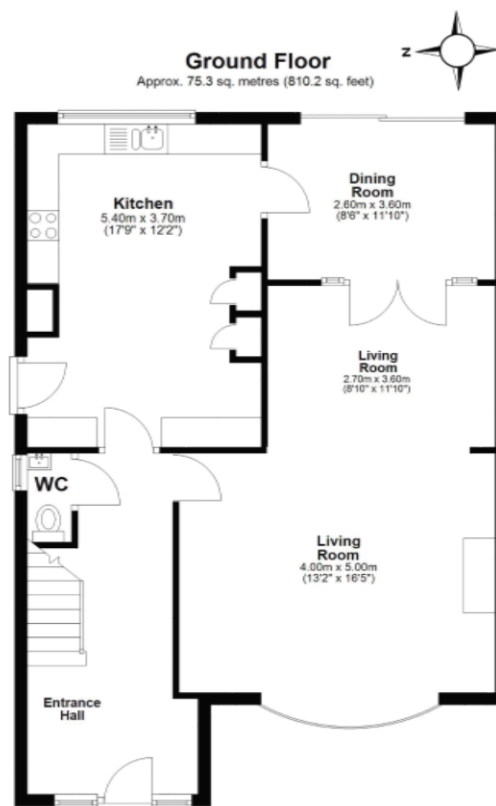
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Total area: approx. 134.3 sq. metres (1445.1 sq. feet)

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