



Herington Grove, Hutton Mount

Herington Grove

Hutton

£1,750,000

This charming detached family home is nestled within the prestigious Hutton Mount private Estate, conveniently located just a short walk from Shenfield Main Line station with access to the West End and Heathrow Airport via the Elizabeth Line. Featuring five generously sized bedrooms, including three with en-suite shower, this property offers ideal space for a growing family.

Additionally, it boasts a self-contained annex complete with kitchen area and shower room, perfect for guests or extended family. The interior is beautifully presented, highlighting spacious reception rooms that offer comfort



and style, alongside a bright and modern kitchen/breakfast room ideal for family gatherings. Outdoor enthusiasts will appreciate the impressive garden room/gym, which includes a covered hot tub and a composite decked area, providing a private space for relaxation and entertainment. The property is conveniently positioned for access to some excellent schools in the area, subject to acceptance and within the 12.5 mile catchment area of King Edwards Grammar school in Chelmsford. EPC C.

Entrance and Cloakroom

Sitting Room 25' 11" x 12' 7" (7.89m x 3.83m) max.

Family Room 15' 2" x 13' 4" (4.62m x 4.06m)

Kitchen/Breakfast Room 22' 2" x 14' 8" (6.75m x 4.47m)

Snug/Study 11' 4" x 8' 11" (3.45m x 2.72m)

Utility Room 10' 6" x 8' 11" (3.20m x 2.72m)

Annex Kitchen/Living Area 18' 2" x 10' 0" (5.53m x 3.05m)

Shower Room

First Floor Landing

Main Bedroom 14' 8" x 11' 11" (4.47m x 3.63m)

Dressing Room 10' 2" x 8' 11" (3.10m x 2.72m) to rear of wardrobes.

En-suite Shower

Bedroom Two 10' 10" x 10' 0" (3.30m x 3.05m) to front of wardrobe.

En-suite Shower

Bedroom Three 11' 2" x 9' 11" (3.40m x 3.02m)

En-suite Shower

Bedroom Four 12' 7" x 11' 11" (3.83m x 3.63m)

Bedroom Five 13' 7" x 10' 8" (4.14m x 3.25m) to rear of wardrobe.

Family Bathroom 12' 1" x 7' 0" (3.68m x 2.13m)

















Energy Efficiency Rating

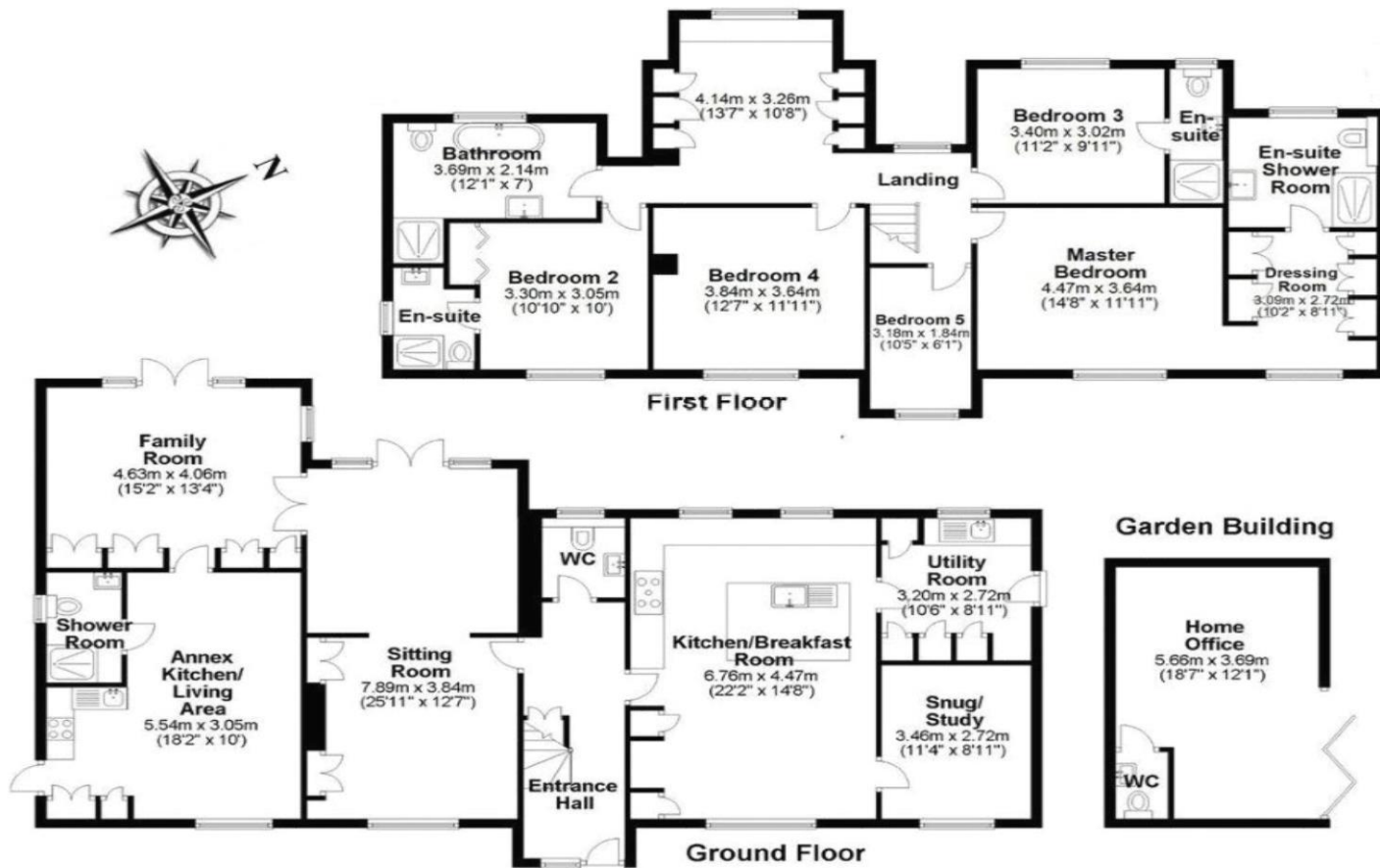
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Council Tax Band G

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