



wnproperties.co.uk

Princes Way, Hutton, Brentwood

A well presented detached family house in a popular location within catchment of St Martins School (subject to acceptance) and within 0.7 miles of Shenfield station. The accommodation comprises: spacious lounge, superb kitchen/dining room, study/playroom and ground floor cloakroom. Three double bedrooms and modern family bathroom with separate shower cubicle. Front and rear gardens. Unfurnished. Available from 28th June 2024. EPC D.

01277 225191
lettings@wnproperties.co.uk



£2,600 pcm

Council Tax Band F



Entrance; Modular wood effect entrance door with obscure glazed insets to;

Entrance Hallway

Wood effect vinyl flooring, door to built in cupboard housing boiler, radiator. Doors to;

Cloakroom

White suite comprising; close coupled WC and wall mounted vanity style wash hand basin with cupboard beneath. Continuation of wood effect vinyl flooring. Obscure double glazed window to side aspect. Heated towel rail.

Study/Reception 2 13' 7" x 7' 11" (4.14m x 2.41m)

Double glazed windows to front and side aspect, carpet and radiator.

Living Room 22' 11" into bay x 11' 11" (6.99m x 3.64m)

Double glazed windows in bay to front with further double glazed bi-fold doors overlooking and leading on to rear garden. Carpet. Open access leads to;

Kitchen/Diner 16' 5" to rear of units x 12' 6" (5.00m x 3.80m)

Range of high gloss wall and base level units. Rolled edge work surface incorporating single bowl single drainer stainless steel sink unit with glass splash back. Ceramic hob, oven with cooker hood over. Freestanding washing machine, fridge freezer and dishwasher. Built in storage cupboard. Velux windows to vaulted section of ceiling and further double glazed windows to rear aspect. Double glazed door to side access.

Stairs/Landing

Double glazed window to side aspect. Access to loft. Doors to;

Bedroom 1 13' 3" x 10' 3" (4.04m x 3.12m)

Double glazed windows to front aspect, carpet, range of wood effect wardrobes to one wall and radiator.

Bedroom 2 13' 1" x 10' 4" (4.00m x 3.14m)

Double glazed windows to rear aspect, carpet, range of wood effect wardrobes to one wall and radiator.

Bedroom 3 14' 6" x 7' 11" increasing to 12' 1" (4.42m x 2.41m)

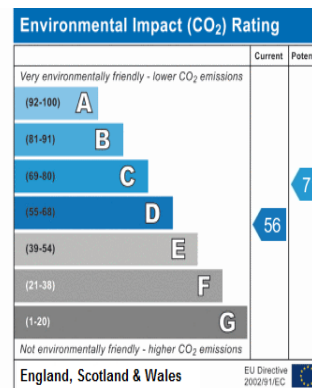
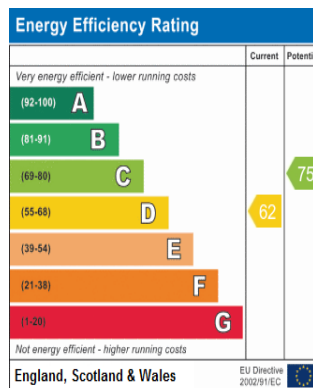
Double glazed window to front aspect. Carpet and radiator.

Family Bathroom

White suite comprising; close coupled WC, pedestal wash hand basin, panelled bath with tiled splash backs and enclosed double width shower cubicle with glass door/screen and tiled walls. Heated towel rail. Obscure double glazed window to rear aspect. Wood effect vinyl flooring.

Exterior

Paved patio to back garden remainder laid to lawn with mature tree and shrub borders. Driveway to front with laid to lawn and mature shrubs.



Address:
Princes Way Hutton Brentwood CM13

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.

148 Hutton Road Shenfield Essex CM15 8NL 01277 225191 lettings@wnproperties.co.uk

Every effort has been made to ensure the accuracy of these particulars that have been prepared in good faith in conjunction with the landlord and they cannot be guaranteed and should not form part of any offer or contract. We have not checked the fixtures, fittings and appliances are in working order or fit for purpose. Photographs are for general information and it cannot be inferred that any items shown are included in the rental and therefore must be verified by you/your representative before terms of contract are agreed. No assumptions can be made from any description or image, relating to the type of construction or structural condition. All measurements are approximate, and any drawings or floorplans provided are for general guidance and are not to scale. Consumer Protection from unfair Trading Regulations 2008 and the Business Protection from Misleading Regulations 2008.