



**3 Hillwood Close  
Hutton Mount  
Offers in excess of £1,650,000**

**MEACOCK & JONES**



### 3 Hillwood Close, Hutton Mount, Essex, CM13 2PE

A substantial family home situated on a very large plot of 0.257 acre in a prime position on this most desirable private estate. The location of the property is excellent, just a short walk from Shenfield mainline railway station and Crossrail terminus and within very easy reach of good local schools. Though the house offers bright, spacious and well balanced accommodation throughout, yet there is scope, subject to the usual consents, to enlarge this property further.

From beneath a sheltered entrance a wooden paneled front door with obscure glazed insert opens to:-

#### Entrance Hall

A bright and spacious entrance into this appealing family home. A turned white painted spindle balustrade staircase rises to the first floor galleried landing and below this is a useful storage cupboard. Coved cornice to ceiling. Tiling to floor. Three wall light points. Radiator. Door to integral garage. Door to:-

#### Downstairs Cloakroom

Contains a close coupled WC, wall mounted circular wash hand basin with mixer tap. Continuation of tiling to floor from the entrance hall. Heated towel rail. Tiling to full ceiling height with feature horizontal border. Spotlights and coved cornice to ceiling. Extractor fan. Obscure double glazed leaded light window to front elevation.

#### Sitting Room

17'10" > 12' x 17'5 (5.44m > 3.66m x 5.31m)

An attractive room illuminated by four double glazed leaded light windows fitted to both the front and rear elevations. Continuation of tiling from entrance hall. Three radiators. A pair of double glazed leaded light sliding patio doors open to the extensive rear garden sun terrace. A central focal point is a feature stone fireplace that incorporates a Bordart & Gonay log burner.

#### Kitchen/Breakfast Room

19'2" > 12'8 x 17' (5.84m > 3.86m x 5.18m)

This spacious kitchen/breakfast room has been fitted with a range of units that comprise base cupboards, drawers and matching wall cabinets along four walls. A long granite worktop incorporates a porcelain butler style single drainer sink unit with mixer tap. Space for cooking range with Fornair stainless steel extractor unit fitted above. Space for American style fridge freezer. Tiling to floor. Four double glazed leaded light windows face the rear and side elevations. A pair of double glazed leaded light wooden French doors open to the 120' deep rear garden. Radiator. Spotlights and coved cornice to ceiling. Access from the kitchen/breakfast room through double doors to the:-

#### Dining/Family Room

17' x 11'6 (5.18m x 3.51m)

An excellent companion to the kitchen/breakfast room. This could provide a spacious dining room or additional family room, if required. Double glazed leaded light windows overlook the garden to the rear of the property and face three elevations. Coved cornice to ceiling and decorative ceiling rose. Tiling to floor. Radiator.

#### First Floor Galleried Landing

The first floor galleried landing draws light from a double glazed leaded light window that faces the front garden and Hillwood Close beyond. Radiator. Coved cornice to ceiling. Decorative ceiling rose. Access to loft storage. Door to airing cupboard that incorporates slatted shelving. Radiator. Door to:-

#### Bedroom One

16'2 x 10'10 (4.93m x 3.30m)

A double glazed leaded light window provides elevated views of the extensive garden to the rear. Radiator. Spotlights and coved cornice to ceiling. Running along an entire wall are a range of wardrobes that provide extensive hanging and

shelving space with dressing table and drawers adjacent. Door to:-

#### En-suite Shower Room

Comprises a tiled shower enclosure with wall mounted controls, vanity wash hand basin with mixer tap and cupboards below and a back to wall WC with concealed cistern. Heated towel rail. Tiling to floor and to full ceiling height with feature borders. Spotlights to ceiling. Extractor fan. Obscure double glazed leaded light window fitted to the side elevation.

#### Bedroom Two

14' x 13'3 (4.27m x 4.04m)

A well proportioned bedroom situated at the front of the property. Double glazed leaded light window to front elevation with radiator below. Built-in cupboard. Running along an entire wall are a range of wardrobes with drawers inset and dressing table adjacent. Spotlights and coved cornice to ceiling. Door to:-

#### En-suite Shower Room

A luxuriously appointed shower room fitted with a suite that comprises a wide tiled shower enclosure with wall mounted controls, close coupled WC, twin vanity wash hand basins incorporated into a granite top with cupboards and drawers below. Marble tiling to floor and to full ceiling height with decorative border. Two heated towel rails. Spotlights to ceiling. Shaver point. Double glazed leaded light window to front elevation.

#### Bedroom Three

13'9" x 11'7" > 11' (4.19m x 3.53m > 3.35m)

A good size bedroom from which a double glazed leaded light window faces the rear. Radiator. Spotlights and coved cornice to ceiling.

### Bedroom Four

12'4 x 8'8 (3.76m x 2.64m)

Fitted with a range of wardrobes that provide extensive hanging and shelving clothes storage. Double glazed leaded light window to rear elevation. Radiator.

### Bedroom Five

11'10 x 9' (3.61m x 2.74m)

Double glazed leaded light window to front elevation. Radiator. Built-in wardrobe provides extensive clothes storage.

### Family Bathroom

A very well appointed bathroom that comprises a panel enclosed bath with hand grips and hand-held shower attachment. Close coupled WC. Twin oval shaped vanity wash hand basin set within a granite top with drawers and cupboards fitted below. Tiling to the floor and to full ceiling height with feature border. Spotlights to ceiling. Heated towel rail. Double glazed leaded light window to rear elevation. Tiling to floor.

### Rear Garden

The garden is a particularly attractive feature. The garden has a depth of 120' and a width of 60'. In fact the entire plot measures 0.257 acre. To the rear of the property is an extensive paved terrace on two levels that provides an ideal space for outside entertaining. The remainder of the garden is laid to lawn and planted on all side boundaries with a mature array of shrubs and plants that serve to provide privacy and screening from neighbouring properties. A pathway winds from the terrace down the garden and leads to a summerhouse. Behind the summerhouse are two garden storage units and to the opposite corner from beneath an arbor is a large garden shed. Outside power and light. Access to the front garden via either side of the house.

### Summerhouse

The summerhouse has internal dimensions of 14'5 x 14'5. Fitted with power and light, this provides an ideal space for a children's den, games room, home gym or even a home office, if required. Windows are fitted to two elevations and a pair of French doors open to a veranda which has a southerly elevation and faces the rear of the property.

### Front Garden

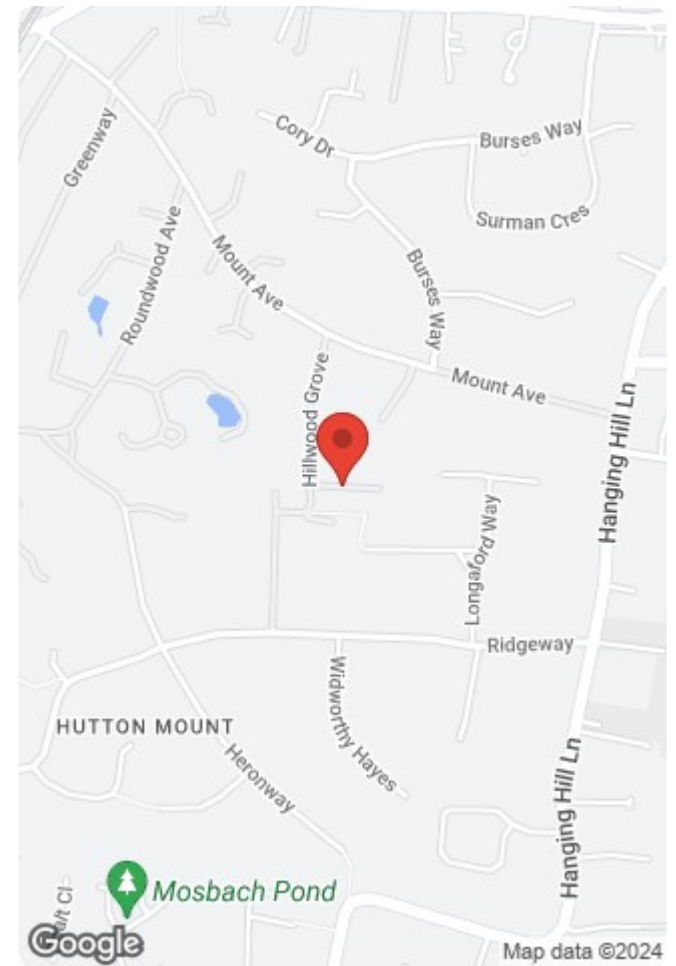
The front garden occupies a broad plot and has a frontage to Hillwood Close of 60'. The front garden largely comprises a large brick paved driveway that provides spacious off street parking. To the centre of the driveway is a semi-circular well stocked flowerbed retained by a tall mature laurel screening and hedgerow to both side boundaries creating privacy from the turning. Access to garage.

### Garage/Utility Room

Internal dimensions of 18' x 16'3. A very good size garage fitted with an up and over electronically operated door. Obscure double glazed leaded light window faces the side elevation. Wall mounted Vaillant gas fired boiler provides heating and water throughout the property. Radiator. Meters and fuse box. Water softener. The garage has been fitted with a range of cream coloured units that comprise base cupboards and matching wall mounted cabinets, below which a marble effect worktop incorporates a Franke stainless steel single drainer sink unit with mixer tap. Space and plumbing for a washing machine in the garage.

### Agents Note

Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations or statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of their professional representatives. All measurements, areas and distances given are approximate. We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order. Any fixtures or fittings detailed in these particulars are not necessarily included in the sale price and Meacock & Jones and their staff accept no liability for any errors contained therein.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



