



5, Oakbank
Hutton

MEACOCK & JONES

An excellent opportunity to acquire a very appealing four bedroom semi-detached house which has been the subject of considerable improvement by the current owners and extended to provide deceptively spacious accommodation. The property is located in a quiet cul-de-sac and benefits from a magnificent open plan kitchen/dining/living area that provides views of the private rear garden. Recently installed double glazed windows throughout. Located within 1.3 miles of Shenfield mainline railway station, shopping Broadway and good local schools.

Offers in excess of £600,000



From a sheltered entrance a step rises to a composite front door with glazed panel to side opens to:-

Entrance Hall

A bright and spacious entrance into this appealing family home which measures 12'6 in length. Stairs rise to the first floor landing below which is a useful storage cupboard. Laminate wood effect flooring. Coving to ceiling. Radiator. Door to:-

Study/Bedroom Four 11'4 x 8'11 (3.45m x 2.72m)

A good size room which is currently being used as a study though could quite easily be suitable as a double bedroom. UPVC double glazed window to the front elevation with radiator below. Coved cornice to ceiling. Laminate wood effect flooring.

Lounge 15'2 max x 11'8 (4.62m max x 3.56m)

This is a spacious reception room illuminated by a UPVC double glazed window to front elevation. Open fireplace. Vertical radiator. Coving to ceiling. Glazed panel door leads into:-

Open Plan Kitchen/Dining/Living Area 27'6 x 20'10 (8.38m x 6.35m)

This is an outstanding room in every respect. This open plan kitchen/dining/living room has been comprehensively fitted with a fine quality range of modern shaker style navy units that comprise base cupboards, drawers and matching wall cabinets. Kitchen cabinets have designer Buster & Punch diamond cut solid brass handles. Quartz worktop incorporates the butler style sink with mixer tap and hot water tap. Quartz splashback. Dual ovens with warming drawer. Built-in dishwasher, fridge and freezer, A large island unit which incorporates the induction hob with extractor above, drawer storage and seating for four people with ease. Light is drawn from bi-folding doors which overlooks the secluded rear garden and fitted with integral blinds. Large glass roof lantern matching bifold doors which creates a

further feeling of space and light. Additional UPVC double glazed window to side elevation. Porcelain tiling to floor with underfloor heating.

Utility Room 9'7 x 7'4 (2.92m x 2.24m)

This is a fantastic companion to the kitchen/dining/family area. Fitted with matching shaker style grey units to include a base cupboards and matching wall cabinets fitted with designer Buster & Punch diamond cut solid brass handles. A long quartz worktop incorporates the sink unit with mixer tap. Space for wine-cooler. Space for washing machine and tumble dryer. Cupboard accommodates the Vaillant gas fired boiler. Porcelain tiling to floor. Vertical radiator. LED lights to ceiling. Built-in extractor.

Downstairs Cloakroom 8'10 x 3'4 (2.69m x 1.02m)

Fitted with a back to wall WC and sink with mixer tap and drawer vanity unit below. A UPVC obscure double glazed window to side elevation. Extractor fan. Black ladder towel rail. Continuation of the tiling from the kitchen area with underfloor heating.

First Floor Landing

Coving to ceiling. Access to a large loft storage space, please note that the loft has the potential for a loft conversion, subject to the usual planning regulations. Door to:-

Bedroom One 13'10 x 8'11 (4.22m x 2.72m)

A good size double bedroom drawing light from a UPVC double glazed window to front elevation and a further UPVC obscure double glazed window to side elevation. Laminate wood effect flooring. Access to second loft storage space area. Radiator. Door to:-

En-suite Shower Room 9' x 6'1 (2.74m x 1.85m)

Comprises a large walk-in shower enclosure with wall mounted controls. Sink with two drawer vanity unit below with LED lights below. Back to wall WC. LED lights to shower and to ceiling. Ladder towel rail

and separate towel warmer. UPVC obscure double glazed window to rear elevation. Tiling to floor and part tiling to the walls.

Bedroom Two 13'7 x 10'5 (4.14m x 3.18m)

Another good size double bedroom with UPVC double glazed window to front elevation. To one wall are floor to ceiling built-in mirrored wardrobes provides excellent storage, shelving and hanging space. Laminate wood effect flooring. Radiator. Eaves space storage.

Bedroom Three 11'5 x 9'6 (3.48m x 2.90m)

Another good sized double bedroom with UPVC double glazed window to the rear elevation with radiator beneath. Large built-in storage cupboard. Coved cornice to ceiling. Laminate wood effect flooring.

Family Bathroom 6'10 x 5'5 (2.08m x 1.65m)

A tastefully appointed room fitted with a panel enclosed bath with glass shower screen and hand held shower attachment, wash hand basin with two drawer vanity unit and WC. Tiling to full ceiling height. LED lights to ceiling. Obscure UPVC double glazed window to the rear elevation.

Rear Garden

The east facing garden commences with a porcelain paved patio area, ideal for outside entertaining. Wide side access to the front of the property which offers scope for an extension subject to the usual planning permission. Power and light. Outside tap. Further paved patio area. A paved pathway leads down to a large storage shed. Area behind the outbuilding was once used as a vegetable plot. The remainder of the garden is laid to lawn.

Outbuilding 14'6 x 7'6 (4.42m x 2.29m)

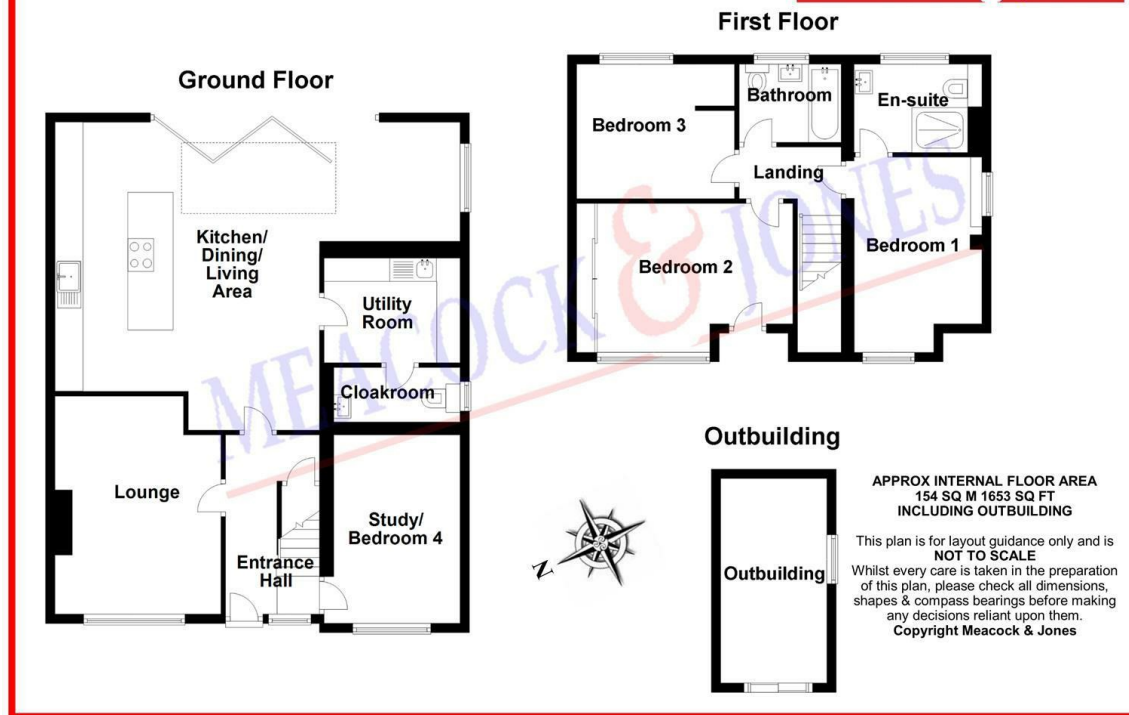
This is an outstanding and very useful space. Entranced from double glazed sliding patio doors and an additional window to the side. Fitted with power and light. Currently being used for storage but potential could be used an office or gym.

Front Garden

The front garden has a driveway for off street parking for numerous vehicles with ease.







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			
		70	85
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	