



Ramblers 18 Willow Close
Hutton
Offers in excess of £695,000

MEACOCK & JONES

A bright and spacious detached two bedroom bungalow situated in an extremely convenient position at the foot of Mount Avenue on Hutton Mount. Offered to the market with no onwads chain, this excellent central location provides very good and easy access to the Broadway and mainline railway station.

• Two Bedrooms

• Courtyard Style Garden

• Shower Room

• Central Shenfield Location

• Lounge/Diner

• No Onward Chain

• Kitchen/Breakfast Room



From beneath a sheltered entrance a tiled step rises to a UPVC obscure double glazed door that opens to:-

Entrance Hall

Coved cornice to ceiling. Radiator. Access to loft storage. Two double doors open to an airing cupboard that accommodates the hot water cylinder with slatted shelving above. The cupboard also accommodates the wall mounted gas fired boiler. To one side is a useful cloaks cupboard fitted with hanging rail and shelving above.

Bedroom One 13'3 x 13' (4.04m x 3.96m)



A sunny bedroom drawing maximum light through a wide UPVC double glazed window that faces the rear elevation in addition to an obscure double glazed window to the side. Radiator. Coved cornice to ceiling. A range of floor to ceiling wardrobes provide extensive hanging and shelving space with matching bedside cabinets to either side of the bed recess. Dressing table to opposite side of wall with cupboards below.

Bedroom Two 11'4 x 11'1 (3.45m x 3.38m)



Both bedrooms within this property are particular large and draw light from a wide UPVC double glazed window overlooking the private garden to the rear of the bungalow. Radiator. A pair of sliding mirrored doors open to ample clothes storage.

Shower Room



Fitted with a modern suite that comprises a wide

walk-in wet room style shower with wall mounted controls. Close coupled WC. Circular wash hand basin with mixer tap. Tiling to floor and to full ceiling height with decorative border. Heated towel rail. Spotlights to ceiling. UPVC obscure double glazed window to side elevation.

Lounge/Diner 23'6 x 11'4" > 9' (7.16m x 3.45m > 2.74m)



A very well proportioned room with UPVC double glazed leaded light windows face the front elevation with radiators below each. Additional wide obscure double glazed window to side elevation. A central focal point is a feature ornate fireplace that incorporates a Valor gas fire with tiled surround and hearth. A serving hatch connects the lounge/diner to the kitchen/breakfast room.

Kitchen/Breakfast Room 13'10" x 10'2" > 7'9"
(4.22m x 3.10m > 2.36m)



The 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 marble effect roll edge worktop incorporates a one and a quarter bowl Franke single drainer sink unit with mixer tap, cupboards below and coloured tiled splashbacks above. Integrated appliances to remain include a Neff fan assisted oven with Neff cooker above and stainless steel extractor unit over. Recess for freestanding fridge-freezer and space for dishwasher. A cupboard conceals the washing machine with matching marble effect worktop above. Serving hatch to dining room. Radiator. UPVC double glazed window to side elevation and UPVC double glazed door leads outside.

Rear Garden

An attractive courtyard style garden drawing the afternoon westerly sunshine. The garden comprises a paved terrace with raised well stocked flowerbeds and mature hedgerow to the rear and side boundaries creating privacy and seclusion. Door to garage. Access to the front of the property via the side through a wrought iron gate.

Front Garden

The bungalow is screened from the close by mature hedgerow. The front garden comprises brick paviour driveway that provides spacious off street parking for at least three vehicles. A pair of double doors open to the garage.

Garage

A pair of painted obscure glazed doors open to the garage. Internal dimensions of 18'5 x 9'7. Fitted with power and light. It accommodates the meters and to the far end of the garage is a workshop area and a window faces the rear elevation. Door to rear garden.

Agent's Note

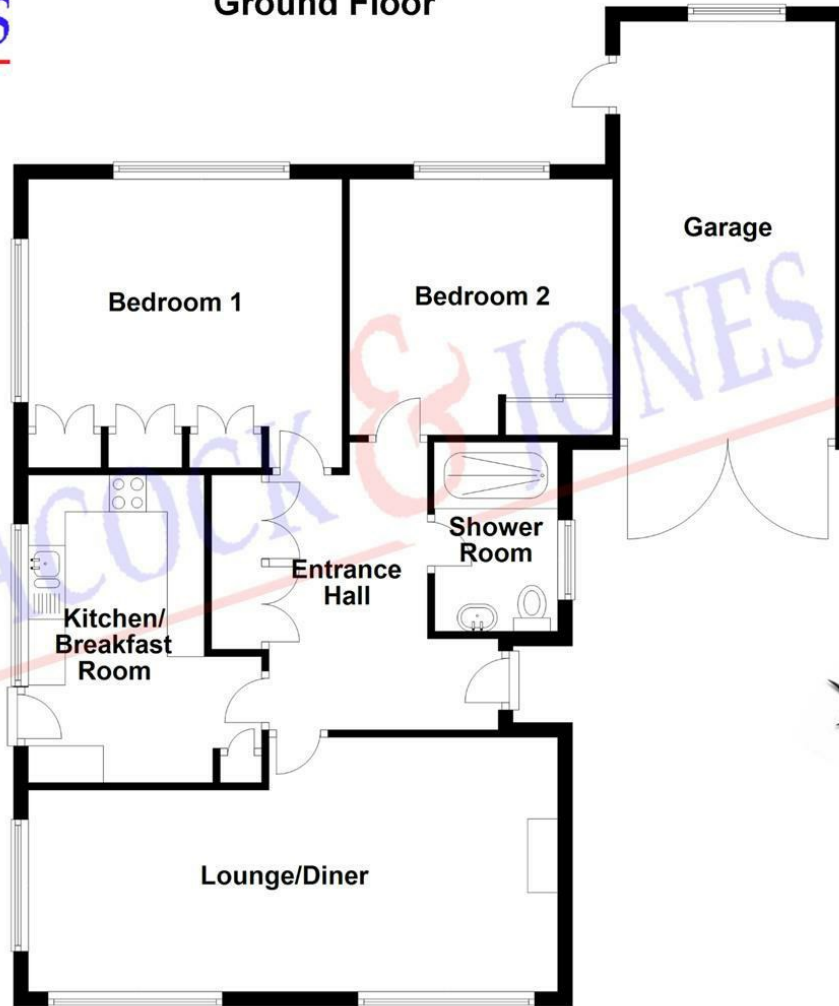
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Ground Floor

APPROX INTERNAL FLOOR AREA
81 SQ M 869 SQ FT
EXCLUDING GARAGE

This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation
of this plan, please check all dimensions,
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any decisions reliant upon them.
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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 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	