



22 Arnolds Avenue
Hutton
Price guide £400,000

MEACOCK & JONES

22 Arnolds Avenue, Hutton, Essex, CM13 1EU

GUIDE PRICE £400,000 - £425,000. This three bedroom semi detached bungalow is situated in a pleasant location in Hutton. The property is set well back from the road opposite a large green. Close to good local schools including Long Ridings Primary School and within easy access to the centre of Shenfield with shopping Broadway and mainline railway station providing Elizabeth line connections to London. Subject to planning, the property offers scope for improvement and extension, if required. The property has the benefit of a garage to the rear with hard standing parking area in front.

A pathway leads up to the composite entrance door with canopy above which opens to the :-

Entrance Hall

Measuring 15'2 in length Coved cornice to ceiling. Radiator. Built-in airing cupboard.

Cloakroom

5'2 x 2'5 (1.57m x 0.74m)

UPVC obscure double glazed window to the side elevation. Fitted with close coupled WC. Full tiling to ceiling height. Vinyl flooring.

Bathroom

Fitted with a coloured suite comprising panel enclosed bath with hand held shower attachment above. Wash hand basin. WC. UPVC double glazed obscure double glazed window to the the rear elevation.

Kitchen

Fitted with a range of base and eye level units. Single drainer sink unit. Free standing cooker with extractor above. Space for washing machine, fridge/freezer Larder cupboard. Tiling to walls. serving hatch. Door leading out to the rear garden. UPVC double glazed window.

Lounge

14'4 x 11'10 (4.37m x 3.61m)

A bright good sized room with a large picture window enjoying views across the rear garden with radiator below. Coved cornice to ceiling.

Bedroom One

12'6 x 11' (3.81m x 3.35m)

Feature UPVC double glazed bay window to the front elevation with radiator below. To one wall is a range of floor to ceiling wardrobes providing hanging rail and shelving space. Coved cornice to ceiling.

Bedroom Two

12'5 x 8'10 (3.78m x 2.69m)

A dual aspect double bedroom with UPVC double glazed windows to the side and front elevations. Coved cornice to ceiling. Radiator. A range of floor to ceiling height wardrobes to one wall.

Bedroom Three

9'6 x 6'10 (2.90m x 2.08m)

UPVC double glazed window to the front elevation with radiator below. Coved cornice to ceiling. Built in storage cupboard.

Rear Garden

The private westerly facing rear garden is of a good size commencing with a crazy paved patio area. Side access to the front of the property. Garden shed to remain. Stepping stone pathway leads to the garage. The remainder of the garden is laid mainly to lawn with mature shrub bed borders.

Garage

Fitted with an up and over door with parking area in front.

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.



