



18 Randalls Drive
Hutton
Offers over £425,000

MEACOCK & JONES

**Initial offers invited in the region of £425,000 - £450,000 - Available for the first time since construction in 1960, an extended and spacious three bedroom semi-detached chalet bungalow situated in a pleasant location, close to local shops and within easy reach of Shenfield mainline railway station and shopping Broadway. Offered to the market with no onward chain, the property benefits from a good size southerly rear garden and is located within the St. Martin's school catchment area.

- Three Bedrooms
- Southerly Rear Garden

- Lounge
- Independent Garage

- Refitted kitchen
- Off Street Parking

- Shower Room
- Close to local shops and schools

- Loft Room/Bedroom Three
- No Onward Chain



The property is accessed through a wooden front door with obscure glass inserts and obscure glass panel to side

Entrance Hall

Storage cupboard. Coved cornice to ceiling. Radiator.

Lounge 18'10 x 11'11 (5.74m x 3.63m)

An attractive room fitted with a feature brick fireplace with wooden mantel and gas fire. Two radiators. UPVC sliding patio doors open to the south facing rear garden. Wall lights. Coved cornice to ceiling. A wooden staircase with wrought iron balustrading rises to the first floor landing.

Kitchen 11'10 x 9'10 (3.61m x 3.00m)

The kitchen has recently been fitted with a range of light coloured shaker style base and eye level units with complementing Corian worktops and splashbacks with a built-in sink. Siemens oven with induction hob fitted above and built-in extractor unit. Space for fridge/freezer. Dishwasher and integrated washing machine. Spotlights to ceiling. Tile effect vinyl flooring. Radiator. UPVC double glazed window to the rear elevation. A fully glazed door leads outside.

Bedroom One 11'11 x 12' (3.63m x 3.66m)

A good sized double bedroom. UPVC double glazed bay window to the front elevation with radiator below. Fitted with a range of floor to ceiling height wardrobes to one wall providing generous hanging and shelving space.

Bedroom Two 10' x 8'11 (3.05m x 2.72m)

A generously sized double bedroom. UPVC double glazed window to the front elevation with radiator below.

Shower Room

Walk-in shower cubicle with wall mounted and hand held controls. Low level flushing WC. Wash hand basin with vanity unit below. Storage cupboard. Spotlights to ceiling. Tiling to floor and to full ceiling

height. Ladder style towel rail. Obscure double glazed window to the side elevation.

First Floor Landing

Storage space. Door opens to:-

Loft Room/Bedroom Three 22'6 max x 12'6 max (6.86m max x 3.81m max)

A most useful addition to the property. Though the accommodation on this level is generous, there remains excellent potential to further enhance this space. UPVC double glazed window with views to the rear elevation. Walk-in storage area. Spotlights to ceiling.

Rear Garden

The property benefits from a private mature southerly facing rear garden. The area commences with brick paving retained by a low level brick wall. Steps ascend to a crazy paved area. The remainder of the garden is laid to lawn with mature shrub bed borders.

Front Garden

The front garden consists of a block paved driveway with lawned area to one side, which could provide further parking, if required.

Garage

Accessed from a shared driveway the independent garage is fitted with power and light. There is also off street parking for two vehicles.

Agents Note

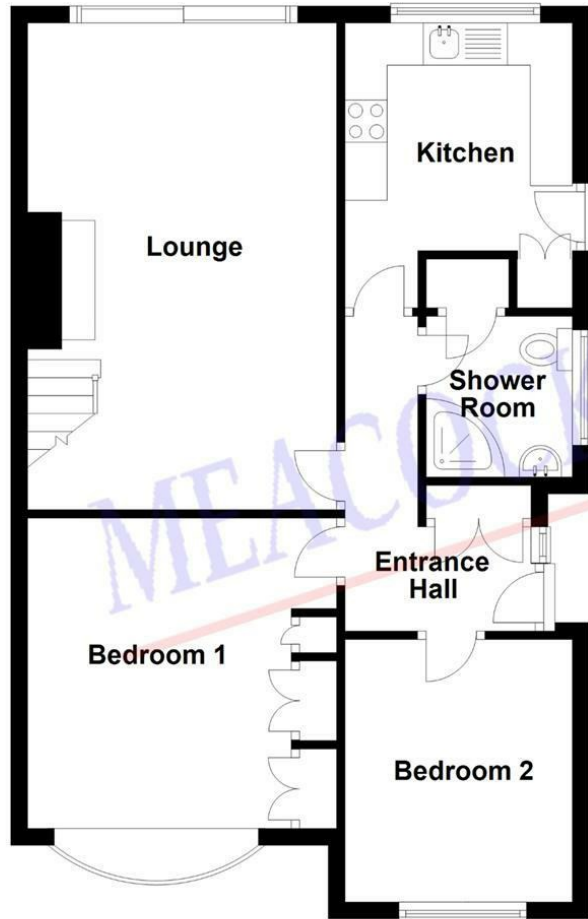
Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations or statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of their professional representatives. All measurements, 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.

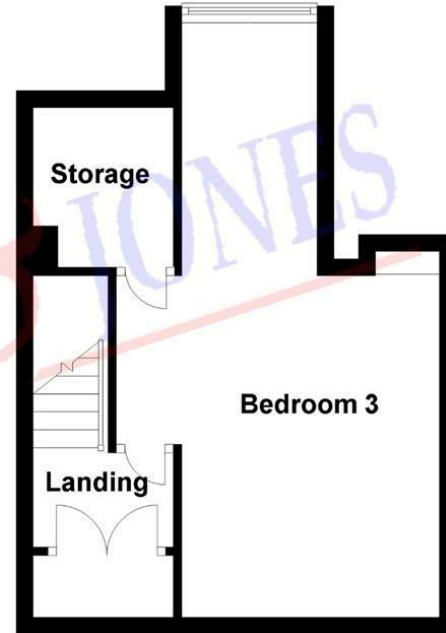




Ground Floor



First Floor



APPROX INTERNAL FLOOR AREA
92 SQ M 898 SQ FT



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, shapes & compass bearings before making any decisions reliant upon them.
Copyright Meacock & Jones

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	