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**MEACOCK & JONES**

An extremely well appointed, extended and spacious four bedroom detached house situated in a most convenient position, only yards from the Broadway and Shenfield mainline railway station and Crossrail terminus.

An open plan kitchen/dining/living area is ideal for modern family life and this overlooks the south facing garden that incorporates a substantial cabin, suitable for a variety of uses.

**Offers over £1,150,000**



An arched brick steps rise to a feature black wood effect panelled front door with double glazed leaded light bulls eye glass insert. This opens to the:-

#### Entrance Hall



An attractive entrance from which a turned painted spindle balustraded staircase rises to the first floor landing, below which is useful storage fitted with shelving. Light is drawn from a feature double glazed leaded light arched window that draws light from the front elevation into the stairwell. Wood effect flooring. Coved cornice to ceiling with decorative ceiling rose. The entrance hall leads to an inner lobby from which a bi-folding door opens to an extensive cloaks cupboard fitted with hanging rail, shelving and motion sensor light.

#### Ground floor WC

Comprising a low level WC. Wall mounted wash hand basin. Continuation of wood effect flooring. Feature circular leaded light window to side elevation. Coved cornice to ceiling. Extractor fan. Heated towel rail.

#### Playroom 12' x 6'5 max (3.66m x 1.96m max)



Currently used as a children's playroom, this room could provide a variety of purposes. UPVC double glazed window to the front elevation. Radiator. Coved cornice to ceiling. A door opens to a cupboard that accommodates the meters and fuse box.

#### Home Office 12'2 x 9'10 (3.71m x 3.00m)

An excellent room for those that work from home. A UPVC double glazed leaded light window faces the front elevation. Period style radiator. Spotlights and coved cornice to ceiling. Wood effect flooring. A UPVC double glazed leaded light stable style door leads outside.

#### Sitting Room 19'4 x 16' (5.89m x 4.88m)



A very large reception room, of an ideal size for entertaining. A central focal point is a chimney that incorporates a coal effect feature electric fire with oak bresummer and tiled hearth. UPVC obscure double glazed leaded light window to the side elevation. Spotlights and coved cornice to ceiling. Contemporary style radiator. A pair of glazed oak bi-folding doors connect the sitting room to the open plan kitchen/living area.

#### Open Plan Kitchen/Dining/Living Area



The open plan kitchen/dining/living area is very much the hub of this appealing family home.

### Kitchen Area 20'4 x 13'4 (6.20m x 4.06m)



Fitted by West End interiors, the kitchen area has been comprehensively fitted with a range of units that comprise base cupboards, drawers and matching wall cabinets along two walls. A contrasting light quartz top incorporates a stainless steel Blanco one and a quarter sink unit with mixer tap and quartz upstand. Integrated appliances to remain include a large Siemens five ring induction cooker with stainless steel and glass extractor unit fitted above. Integrated Siemens oven and microwave inset. Tall refrigerator and freezer. To the centre of this room is a large island unit painted in a contrasting colour with matching quartz top with overhang that provides a breakfast bar capable of seating four people with ease. Spotlights to ceiling. A feature herringbone style engineered oak flooring runs throughout. Integrated wine rack and wine cooler. Contemporary style radiator. The kitchen area is open to the living and dining area.

### Living/Dining Area 29'3 x 10' (8.92m x 3.05m)



The living/dining area runs along the entire rear width of the property. Double glazed bi-folding doors connect this space to the southerly rear garden. Continuation of herringbone style engineered oak flooring. Additional light is drawn from two double glazed skylight windows. Spotlights to ceiling. A vaulted ceiling very much adds to an impression of space throughout. Tall contemporary style radiator. As previously mentioned, the open plan living area connects back into the sitting room.

### Utility Room 7'10 x 6'7 (2.39m x 2.01m)



An excellent companion to the kitchen/breakfast room, fitted with dark coloured units that comprise base cupboards and wall mounted cabinets along three walls. A wood block worktop incorporates a

stainless steel single drainer sink unit with mixer tap. Space and plumbing for washing machine and tumble drier. Victorian style tiled flooring. UPVC frosted double glazed leaded light window to the side elevation. A cupboard conceals the Worcester Bosch gas fired boiler that provides heating and hot water. Extractor fan. Spotlights and covered cornice to ceiling.

### First Floor Landing



As previously mentioned, a tall arched window draws light into the stairwell and the landing area above. Coved cornice to ceiling and decorative ceiling rose. Doors open to:-

### Bedroom One 13'8" x 13'6" (4.19m x 4.14m)



A good size bedroom situated at the rear of the property from which UPVC double glazed windows overlook the southerly rear garden

below. Wood effect flooring. Coved cornice to ceiling. Built-in wardrobes provide extensive hanging and shelving space. Two radiators. Samsung air conditioning unit. Door to:-

#### **En-Suite Shower Room**

Comprising a tiled shower enclosure with wall mounted controls. Back to wall WC with concealed cistern and vanity wash hand basin with mixer tap and shelving below. Tiling to floor and to full ceiling height with feature border. Heated towel rail. Spotlights to ceiling. Shaver point. UPVC frosted double glazed window to side elevation.

#### **Bedroom Two 19' max x 11' max (5.79m max x 3.35m max)**



A substantial bedroom from which a UPVC obscure double glazed leaded light dormer window faces the side elevation in addition to a UPVC double glazed leaded light window that faces the rear garden. Two radiators. Spotlights and coved cornice to ceiling. Doors to useful eaves storage space.

#### **Bedroom Three 10' x 9'6 (3.05m x 2.90m)**



UPVC double glazed leaded light window to front aspect with radiator below. Wood effect contemporary style flooring. Coved cornice to ceiling with decorative ceiling rose. Access to loft storage space.

#### **Bedroom Four 7'9 to 6'2 x 6'7 (2.36m to 1.88m x 2.01m)**

This room currently accommodates a double bed. UPVC double glazed leaded light window to front aspect. Radiator. Coved cornice to ceiling and decorative ceiling rose.

#### **Family Bathroom**

Comprises a panel enclosed bath with mixer tap and hand held shower attachment. Back to wall WC with concealed cistern. Vanity wash hand basin with mixer tap and tiled shower enclosure with wall mounted controls. Tiling to floor and to full ceiling height with feature border. Shaver point. Spotlights to ceiling. UPVC frosted double glazed window to side elevation. Extractor fan. Heated towel rail.

#### **Outside**

As previously mentioned, the rear garden has a southerly elevation, so is in sunshine throughout the entire day. Running across the rear of the property is a raised paved terrace with flowerbed borders retained by a low level wall incorporating planting. Steps descend to a lawn area with planting to both side boundaries. To the far end of the garden is an outbuilding. Access to the front of the property via either side of the house.

#### **Outbuilding 18'3 x 12'6 (5.56m x 3.81m)**



A versatile area currently providing a home gym and office. Windows face the front and side elevations. It has been fitted with power, light and Wi-Fi. To the rear of the outbuilding is a garden shed providing spacious garden storage.

#### **Front Garden**

The front garden comprises a brick paviour driveway that provides spacious off-street parking and this is retained by a low level brick wall.

#### **Agent's Note**

EPC & floor plan to follow.

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  
196 SQ M 2110 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.  
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### Energy Efficiency Rating

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

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