



61 Arnolds Avenue
Hutton
Offers over £550,000

MEACOCK & JONES

****Initial offers invited in the region of £550,000 - £575,000****

This delightful and well presented three bedroom detached bungalow is situated in a pleasant location located one mile from Shenfield mainline railway station and shopping Broadway. The property falls within the Long Ridings school catchment area.

• **Three Bedroom Detached Bungalow**

• **Bathroom**

• **Situated approximately 1 mile from Shenfield Mainline Railway Station and Shopping Broadway**

• **Lounge**

• **Beautifully Presented Throughout**

• **Long Ridings School Catchment Area**

• **Modern Kitchen**

• **South Facing Rear Garden**

• **Loft Room**

• **Garage**



A step rises to a UPVC glazed panelled door that opens to:-

Entrance Porch

A useful area within this property for the storage. Glazed door opens to:-

Entrance Hall

A bright and spacious entrance into this appealing home. Parquet flooring. Radiator. Cupboard housing the gas and electric meters. Door to:-

Bedroom Two 10'8 x 10'11 (3.25m x 3.33m)



A very pleasant bedroom with UPVC double glazed window to front elevation with radiator below. Fitted with floor to ceiling wardrobes that provide extensive hanging and shelving space. Coving to ceiling.

Bedroom Three 9'10 x 8'8 (3.00m x 2.64m)

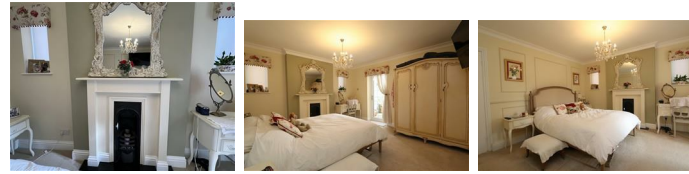
Another good size double bedroom with UPVC double glazed window to side elevation. Coving to ceiling. Radiator. This room has the added bonus of stairs that lead up to a:-

Loft Room 15'3" max x 9'2" > 6'5 (4.65m max x 2.79m > 1.96m)

A substantial loft room which is fitted with a dormer window that looks across the south facing rear

garden and a further dormer window to the front letting in further light. Radiator.

Bedroom One 13'6 x 12'11 (4.11m x 3.94m)



A most appealing bedroom illuminated by two UPVC double glazed windows to the side elevation. Panelling to walls. Ornate coved cornice to ceiling. A central focal point to this room is the feature fireplace with wooden mantel. Door to side garden patio with seating area.

Bathroom

Comprises bath with shower attachment, wash hand basin. UPVC double glazed window to side elevation. Tiling to the walls.

WC

Comprises WC. UPVC double glazed window to side elevation.

Kitchen 12'10 x 8'11 (3.91m x 2.72m)



A very good sized kitchen with a quality range of shaker style units comprising base cupboards, drawers and matching wall cabinets. Contrasting quartz worktop incorporating a butler style sink with mixer tap. Space for Belling electric range-cooker and induction hob with tiled splashback and built-in wooden chimney housing the extractor. UPVC double glazed window to side elevation. Ornate coving to ceiling. LED lights to ceiling. Integrated fridge-freezer

and dishwasher. Space for washer/dryer. Cupboard houses the Vaillant gas fired boiler which is under warranty till October 2025. Wood effect flooring. Leads to the:-

Lounge 14'7 max x 15'4 max (4.45m max x 4.67m max)



The lounge area is a recent addition to the property illuminated by a large glass sky lantern and three additional UPVC double glazed windows to the side elevation. UPVC french doors also lead to the well tended south facing rear garden. Continuation of the wood effect flooring. Ornate coving to ceiling. LED lights to ceiling. Radiator.

Rear Garden

This well tended south facing rear garden measuring approximately 60' in depth commences with a paved terrace of an ideal size for summer barbecues and garden parties. The remainder of the garden is laid to lawn and has been planted with a varied and interesting assortment of evergreen shrubs, plants and trees. Access to garage.

Front Garden



price and Meacock & Jones and their staff accept no liability for any errors contained therein.

The front garden has parking for numerous vehicles and the remainder is laid to lawn and planted with well stocked flowerbed planted with an interesting array of shrubs and plants. Gate leads to garage.

Garage

Internal dimensions of 16' x 8'. Access to garden.

Additional Information

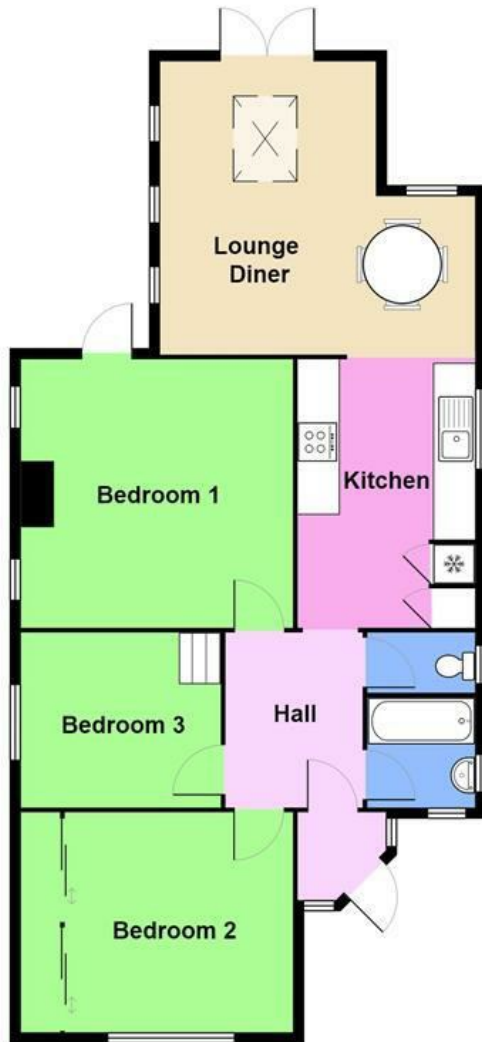
Vailiant boiler still under warranty till October 2025. Bungalow was fully rewired in 2019. New gas central heating system installed October 2018.

Agents Note

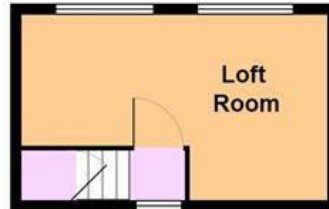
Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations or statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of their professional representatives. All measurements,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



Ground Floor
Area: 80.7 m² ... 869 ft²



1st Floor
Area: 13.0 m² ... 140 ft²



AIW Energy Assessors Limited
Energy Performance Certificates / Floor Plans
T: 01245 442315 | 0184 288906 | E: ianwilliam@hotmail.co.uk

Total Area: 93.7 m² ... 1008 ft²

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.

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	

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