



135 Woodland Avenue
Hutton
£575,000

MEACOCK & JONES

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Offered for sale with NO ONWARD CHAIN is this magnificent, extended and beautifully refurbished detached bungalow, within easy reach of Shenfield mainline railway station, shopping Broadway and good local schools.

• Two Double Bedrooms

• Garden/Living Room

• Family Bath/Shower Room

• 80' Southerly Rear Garden

• Sitting Room

• Garage

• No Onward Chain

• Walking Distance To Shenfield Station



A composite wood effect panelled front door with obscure glazed insert opens to:-

Entrance Hall



An oak laminate wood effect floor runs throughout. Access to loft storage. Radiator with decorative cover. A painted cupboard conceals the meters and fuse box. Doors open to:-

Bedroom One 13' x 11' (3.96m x 3.35m)



A bright and spacious bedroom illuminated by a large UPVC double glazed window that faces the front elevation with radiator below.

Bedroom Two 9' x 8'7 (2.74m x 2.62m)



A good size bedroom that could accommodate a double bed, if required. A large UPVC double glazed window to the side elevation. Radiator.

Family Bathroom



Luxuriously appointed with a 'P' shaped shower/bath with rainwater shower head and hand-held shower attachment with glass shower screen and mixer tap. Close coupled WC. Vanity wash hand basin with mixer tap, tiled splashback and cupboards below.

Continuation of oak effect laminate flooring from entrance hall. Heated towel rail. Four obscure double glazed windows face two elevations. Extractor fan.

Sitting Room 13'6 x 13' (4.11m x 3.96m)



A well proportioned reception room from which UPVC double glazed doors open to the garden room. Additional light is drawn from two UPVC double glazed windows to either side of the chimney breast. Continuation of oak effect flooring. Two wall light points. Radiator.

Kitchen 13'6 x 9' (4.11m x 2.74m)



A very well appointed kitchen fitted with a range of contemporary style white gloss units that comprise base cupboards, drawers and matching wall cabinets along three walls. A contrasting wood block worktop incorporates a porcelain butler style single drainer sink unit with mixer tap. Integrated appliances to remain include a Bosch four ring gas hob with concealed extractor above and Bosch fan assisted oven below. Integrated refrigerator and freezer. Space and plumbing for washing machine and dishwasher. Tall contemporary style radiator. UPVC double glazed window to side elevation. A double glazed door leads to the:-

Garden Room 18'8 x 10'10 (5.69m x 3.30m)

A magnificent later addition to this appealing bungalow. Light is drawn from tall windows to both side elevations and a pair of double glazed French doors open to the southerly garden terrace in addition to the large atrium windows to the ceiling. A maximum ceiling height of 11'6 very much adds to an impression of space throughout. A light oak wood effect flooring runs throughout. Radiator. Four light points.

Rear Garden



The rear garden is a particularly attractive feature. The rear garden has a depth of approximately 80'. The garden has a southerly elevation, so is in sunshine throughout the entire day. Running across the rear of the property is a paved terrace, of an ideal size for outside entertaining. The garden is largely laid to a well tended lawn and a pathway extends from the terrace to the far end of the garden. Raised well stocked flowerbeds have been planted with a varied and interesting assortment of mature shrubs and plants, many of which are spring flowering. Space behind the garage for a vegetable patch and a large greenhouse is to remain. Laurels provide screening from an additional area to the rear of the garden which would make an ideal space for a children's play area or alternatively, an outbuilding, if desired. Mature trees to the rear boundary provide screening from neighbouring properties. Outside light.

Front Garden

The front garden comprises a large crazy paved private driveway that offers generous off street parking, retained by a low level brick wall. Two flowerbeds. Access to the garage. Outside tap.

Garage

Internal dimensions of 20'4 x 10'. The garage has been fitted with an up and over door and a connecting door to the rear garden.

Agent's 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

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APPROX INTERNAL FLOOR AREA
82 SQ M 878 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) A			
(81-91) B			
(69-80) C			
(55-68) D		55	71
(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		50	62
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	