



**31 Spurgate
Hutton**

MEACOCK & JONES

This quite outstanding residence has been appointed to exceptionally high levels of quality and design. Occupying a broad plot, this property is situated in a pleasant turning on the fringes of Hutton Mount and within easy reach of Shenfield mainline railway station. This SMART home is offered to the market with no onward chain and can be operated remotely via a smart device to control systems such as the heating, security, lighting and CCTV, to name a few. The home cinema and open plan kitchen will appeal to families.

Offers in excess of £1,350,000



Entrance

Cloakroom

**Open Plan Lounge/Dining/Kitchen 46'7" > 41'11"
x 29'1" > 20'0" (14.20m > 12.80m x 8.89m > 6.10)**

Utility Room 11'6 x 6'7 (3.51m x 2.01m)

Family Room 20' x 11'8 (6.10m x 3.56m)

Cinema Room 16'10 x 12'2 (5.13m x 3.71m)

First Floor Landing

Master Bedroom 17'3 x 14'8 (5.26m x 4.47m)

En-suite Bathroom

Bedroom Two 20'0 x 11'0 (6.10m x 3.35m)

Shower Room

Bedroom Three 16'2 x 11'8 (4.93m x 3.56m)

En-suite Bathrrom

Bedroom Four 16'9 x 9'9 (5.11m x 2.97m)

En-suite Shower Room

Rear Garden

Front Garden

Agent's Note

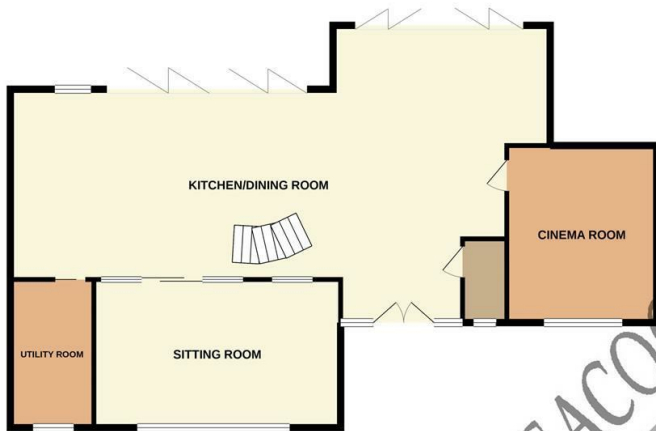
Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations or statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of their professional representatives. All measurements,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

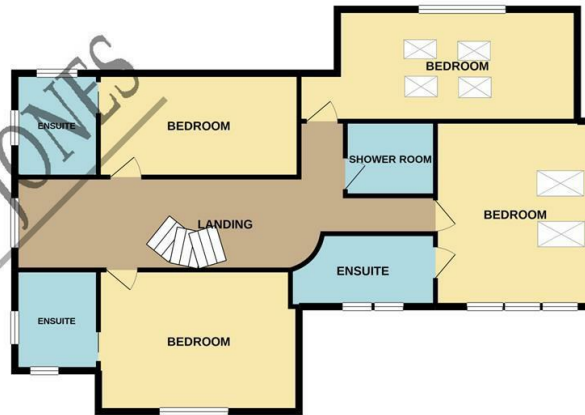




GROUND FLOOR



1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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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