



MEACOCK & JONES

7 Lyndhurst Way  
Hutton  
Guide Price £850,000 - £900,000

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106 Hutton Road, Shenfield, Essex, CM15 8NB

**Tel:** 01277 218485

**Email:** enquiries@meacockjones.co.uk

**Web:** www.meacockandjones.co.uk

## 7 Lyndhurst Way, Hutton, , CM13 2QZ

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A beautifully presented family home situated within short walking distance of Shenfield mainline railway station and good local schools.

This substantial property has been extended to provide four spacious bedrooms and a large, open plan kitchen/dining/family room from which bi-folding doors open to the extensive westerly garden to the rear.

The house is located in a quiet cul-de-sac location and is just a short walk through Hutton Mount to the centre of Shenfield and falls within the St. Martin's School catchment area.

### Entrance Hall

### Kitchen/Dining/Family Room

25'7 max x 19'6 max (7.80m max x 5.94m max)

### Ground Floor WC

### Sitting Room

12'10 x 11'10 (3.91m x 3.61m)

### First Floor Landing

### Bedroom Two

13'3 x 12'4 (4.04m x 3.76m)

### Bedroom Three

13'5 x 9'2 (4.09m x 2.79m)

### Bedroom Four

13'3 x 8'6 (4.04m x 2.59m)

### Family Bathroom

10'10 x 6'1 (3.30m x 1.85m)

### Second Floor Landing

### Bedroom One

25'7 max x 15'4 max (7.80m max x 4.67m max)

### En-suite Shower Room

9'2 x 4'10 (2.79m x 1.47m)

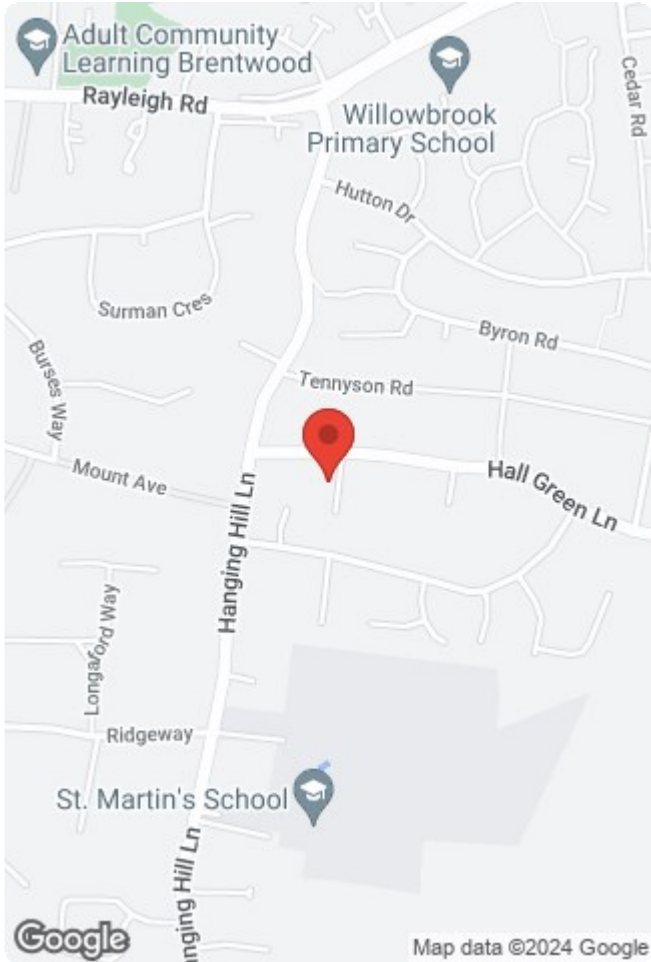
### Rear Garden

105' x 35' stls (32.00m x 10.67m stls)

### Front Garden

### Garage

16'10 x 8'2 (5.13m x 2.49m)



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>			
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