



83 Hutton Drive
Hutton
Offers over £425,000

MEACOCK & JONES

A beautifully presented two double bedroom home appointed throughout to the very highest of standards and located in a convenient location just one mile from Shenfield station and shopping Broadway. The property is close to good local schools including the highly regarded St Martins School. This bright and modern property has been fully refurbished and modernised by the current owners to an extremely high standard throughout.

- Two Double Bedrooms
- Summerhouse/home Office
- Parking for two vehicles
- Open plan Kitchen/living area
- South Westerly Rear Garden
- One mile from the centre of Shenfield
- Conservatory
- Beautifully presented
- Family Bathroom
- St. Martin's School Catchment



Entrance via a composite front door that opens to the:-

Entrance Porch 5'4 x 4 (1.63m x 1.22m)

A very useful space fitted with a cupboard for the storage of coats and shoes. The porch is illuminated by a skylight window

Entrance Hall

A bright and spacious entrance into this appealing home. Stairs rise to the first floor landing with useful storage below. Column style radiator. LED lights to ceiling. Tiling to the floor. A glazed panelled door to:-

Kitchen/Living Area 27'3 x 18'3 max (8.31m x 5.56m max)



This is an outstanding room in every respect. The kitchen area has been fitted with a range of Shaker style units that comprise base cupboards, drawers and matching wall cabinets with quartz worktops above. One and a half bowl sink unit with drainer. Built-in dishwasher. A cupboard houses the combi boiler Skylight window providing additional light to this family area. Large island unit with induction hob and oven. Overhang breakfast bar with space for two stools. Space for American style fridge/freezer. Coving and LED lights to ceiling. Column style radiators. Porcelain tiling to floor. UPVC double glazed window to the front elevation fitted with plantation shutters. The living area has been fitted with a feature fireplace with log burner. Vinyl wood plank effect flooring. This room leads out into the:-

Conservatory 7'11 x 7'9 (2.41m x 2.36m)



A most useful addition of brick construction with French doors lead out to the south west facing garden terrace which is in sunshine throughout the day. Wood plank effect tiling to floor.

First floor landing

Stairs rise from the entrance hall to the first floor landing. Stylish wood panelling to walls. LED lights to ceiling. Access to loft storage.

Bedroom One 14'11 x 10'5 (4.55m x 3.18m)



A generously sized bedroom. Two UPVC double glazed windows to the front elevation with plantation shutters and radiator with decorative cover. Built-in storage cupboard above the stairs. Vinyl effect wood flooring. Coved cornice to ceiling. LED lights.

Bedroom Two 11'8 x 11'8 (3.56m x 3.56m)



UPVC double glazed window to the rear. Radiator with decorative cover below. Coved cornice to ceiling. LED lights.

Family Bathroom 6'1 x 5'7 (1.85m x 1.70m)



A brick paviour driveway leads to the front entrance door. Off street parking for two vehicles with ease.

Tiling to floor. Half tiling to walls. P shaped panel enclosed bath with shower screen incorporating a shower with hand held controls. Back to wall WC. Wash hand basin with cupboards below. LED lights to ceiling. Chromium towel rail. UPVC obscure double glazed window to the rear.

Rear Garden

The very well laid out sunny rear garden commences with a flagstone paved terrace ideal for outside entertaining. The remainder of the garden is laid to lawn with railway sleeper shrub and flowerbed borders. A yorkstone pathway leads up to the summerhouse. At the end of the garden is a gate which provides access to a shed used for the storage of garden equipment.

Summerhouse 12' x 10'5 (3.66m x 3.18m)

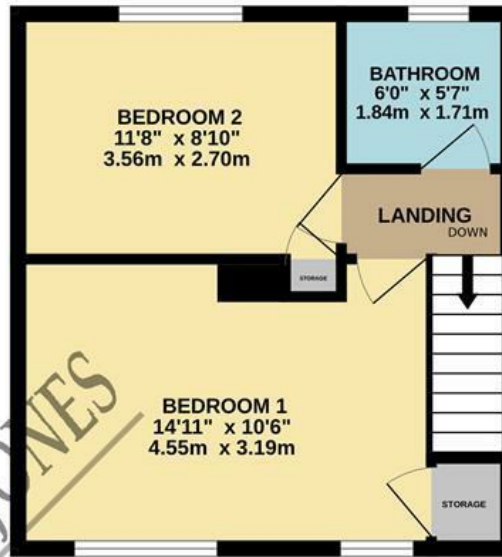
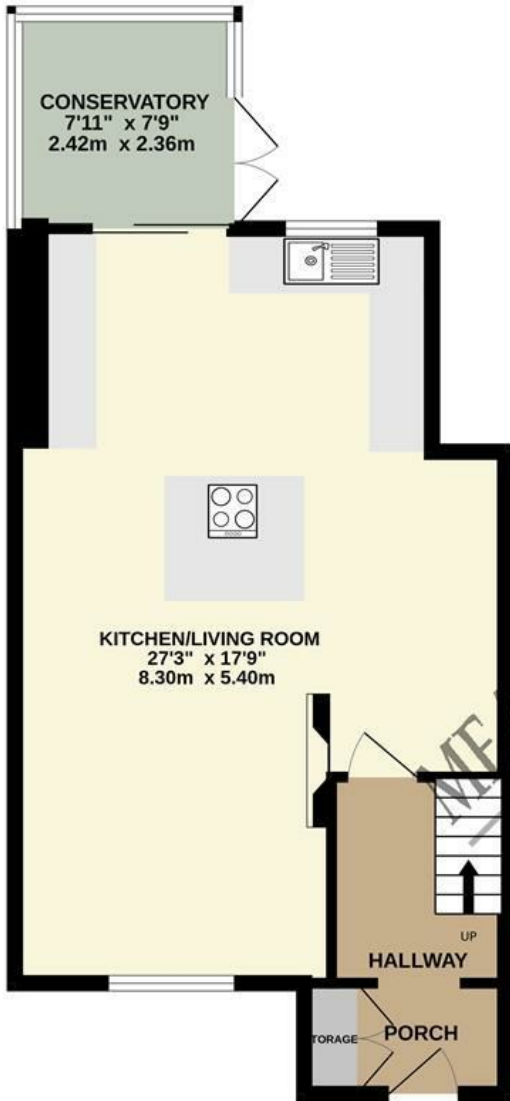
Composite French doors open out onto the garden. Engineered wood flooring. Power and lighting connected. Two useful built in storage cupboards, one of which is currently being used as a utility room housing the washing machine and tumble drier. Windows to the side elevation. This summerhouse could quite easily serve as a home office, if required.

Front Garden



GROUND FLOOR
540 sq.ft. (50.1 sq.m.) approx.

1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



MEACOCK & JONES

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		73	
(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	

TOTAL FLOOR AREA : 879 sq.ft. (81.6 sq.m.) approx.

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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