



**114 Woodland Avenue
Hutton**

MEACOCK & JONES

Guide £500,000-£550,000. This beautifully presented three bedroom semi-detached house has been tastefully extended across the rear to provide substantial kitchen/living accommodation. Located in a most convenient position in Hutton being just 0.9 miles from Shenfield mainline railway station and shopping Broadway, the house offers easy access to local amenities and falls within the Long Ridings school catchment area. This low maintenance property has convenient off street parking for two/three vehicles with ease.

To the ground floor there is a good sized lounge and a most impressive kitchen/family area There is also a useful cloakroom. To the first floor there are three good sized bedrooms and a contemporary shower room. Outside there is a charming secluded rear garden with an extensive composite decked area providing a very pleasant area for outside entertaining.

Offers over £500,000



Entrance Hall



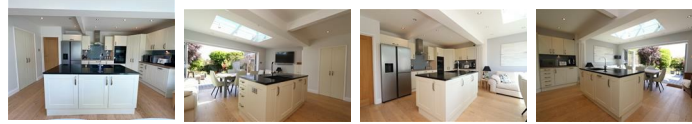
Measuring 16' in length. A glass balustraded staircase rises to the first floor landing. Laminate wood effect flooring.

Living Room 13'7 x 13'7 (4.14m x 4.14m)



A most pleasant room situated at the front of the property with plantation shutters. Feature log burner with oak mantle above.

Kitchen 17'10 x 19'4 max (5.44m x 5.89m max)



Beautifully presented, this extended area provides an impressive kitchen/living space. The kitchen has been fitted with a range of Shaker style units to base and eye level with granite worktops above. Space for American style fridge/freezer. Induction hob. Neff one and a half ovens. Neff dishwasher. Large storage cupboard housing the washing machine and tumble drier. A sky lantern provides additional light and aluminium bi-folding doors open to the attractive rear garden. Large island unit with one and half bowl sink unit. Column style radiators.

Ground Floor Cloakroom 4' x 2'10 (1.22m x 0.86m)



Fitted with a white suite.

First Floor Landing

A spacious landing with attractive arched window illuminating the area.

Bedroom One 12'9 x 11'2 (3.89m x 3.40m)



A good sized double bedroom located at the front of the property. UPVC double glazed window with plantation shutters and radiator below. Fitted with a generous range of floor to ceiling height wardrobes to one wall providing ample hanging and shelving space.

Bedroom Two 11'2 x 8'11 (3.40m x 2.72m)



Situated at the rear of the property with views across the attractive rear garden. UPVC double glazed window with radiator below.

Bedroom Three 8'5 x 9'6 (2.57m x 2.90m)



Situated at the front of the property. UPVC double glazed window to radiator below. Plantation shutters.

Bathroom



A contemporary bathroom fitted with white suite comprising back to wall WC. Vanity wash hand basin. Chromium heated towel rail. Tiling to full ceiling height. Walk-in shower cubicle with hand held controls. LED lights to ceiling. Two UPVC double glazed windows to the rear elevation with chromium heated towel rail.

Rear Garden



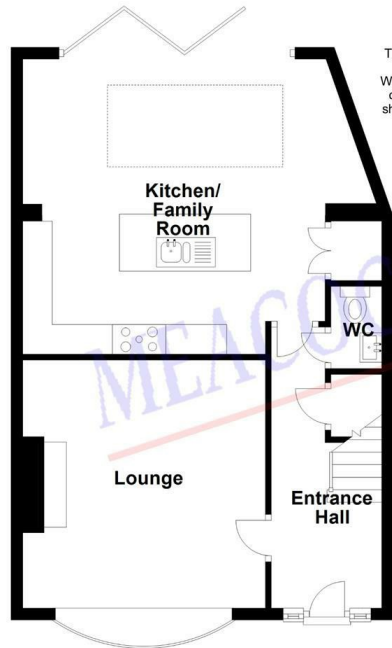
The secluded rear garden measures just over 50' in length and commences with a raised decked area. The remainder being laid to lawn with an array of mature shrubs. At the rear of the garden is a further hard standing area which can accommodate a table and chairs and provides the perfect position for al fresco eating.

Garage 17'6 x 8'1 (5.33m x 2.46m)

Fitted with an electronically operated up and over door. Power and light connected.



Ground Floor



APPROX INTERNAL FLOOR AREA
96 SQ M 1028 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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First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		72	
(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		