



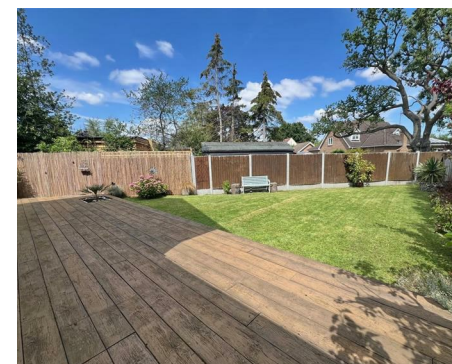
**MEACOCK & JONES**

4 Bedrooms

House - Detached

Located in Hutton

**Guide Price of  
£600,000 - £650,000**



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01277 218485

# 45 Oakwood Avenue Hutton

Brentwood | | CM13 1PT



**\*\*Initial offers invited in the region of £600,000 - £650,000\*\*** Set in a quiet location in Hutton with fields and countryside to the rear, this three/four bedroom detached family home is offered for sale with the benefit of no onward chain. The spacious hallway gives access through to the ground floor rooms, along with stairs which rise to the first floor. The good sized living room has a central feature wood burner, along with a large window enabling natural light to flood in, a great space to relax. To the rear of the property, the kitchen/diner is nicely fitted with shaker style units at both base and eye level, some integrated appliances, plenty of work top space for your meal preparations, plus windows and a courtesy door overlooking and leading to the rear garden. There is also access from here to the very convenient utility room, pantry and downstairs cloakroom. To the front of the property is the fourth bedroom, previously the garage, which has multi options for usage, a study or a playroom would be perfect should that better suit your needs. Heading upstairs, you will find three bedrooms, two of which are large double rooms, along with a third single bedroom and the modern attractive family bathroom. Externally the secluded rear garden is a lovely tranquil space with fields and countryside beyond, commencing with a wonderful Millboard composite decking area, perfect to set out your garden furniture and relax on those days when the weather allows. The remainder is mostly laid to lawn with fence surround and mature shrubs to the borders. To the side there is access to the front where the driveway provides parking for a couple of vehicles. This area is very popular with young families due to the excellent schooling nearby, at all levels from nursery through to senior schools. It is also popular for commuters, with Shenfield station close by offering a fast and frequent service into London along with the additional links the Elizabeth Line has to offer

# 45 Oakwood Avenue, Hutton, Brentwood

Guide Price £600,000 - £650,000 Freehold

- DETACHED FAMILY HOME
- NO ONWARD CHAIN
- SEPARATE UTILITY ROOM & PANTRY
- ST MARTINS SCHOOL CATCHMENT
- THREE/FOUR BEDROOMS
- QUIET CUL-DE-SAC LOCATION
- POTENTIAL TO EXTEND (STPP)
- 1.4 MILES TO SHENFIELD STATION



GROUND FLOOR  
670 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1103 sq.ft. (102.5 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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**Accommodation comprises:**

**Entrance Hallway**

**Living Room**

13'2 x 11'8

**Kitchen Area**

10'9 x 9'3

**Dining Area**

10'9 x 9'3

**Utility Room**

11'7 x 8'7

**Pantry**

5' x 3'2

**Cloakroom**

4'7 x 2'10

**Bedroom Four**

15'7 x 8'5

**First Floor Landing**

**Bedroom One**

13'4 x 11'7

**Bedroom Two**

11'1 x 11'

**Bedroom Three**

8'4 x 6'2

**Family Bathroom**

6'8 x 6'1

**MEACOCK & JONES**

106 Hutton Road

Shenfield

Essex

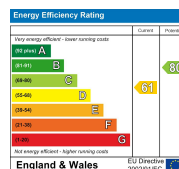
CM15 8NB

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**Council Tax Band:**

**Local Authority:**



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

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