



**163 Rayleigh Road
Hutton
Offers over £525,000**

MEACOCK & JONES

****Initial offers invited in the region £525,000 - £550,000****

An excellent opportunity to acquire a bright and spacious three bedroom semi-detached house located within easy reach of Shenfield mainline railway station and Crossrail terminus. This attractive property is offered to the market with no onward chain and has the benefit of an open plan kitchen/breakfast room and 110' south easterly rear garden.

- **Three Bedrooms**
- **110' South Easterly Rear Garden**
- **No Onward Chain**
- **Sitting Room**
- **Spacious Off Street Parking**
- **Open Plan Kitchen/Breakfast Room**
- **0.8 Miles To Shenfield Station**
- **Family Bathroom**
- **St. Martin's School Catchment**



A UPVC wood effect obscure double glazed front door with stain glass leaded light inserts opens to:-

Entrance Hall

Two UPVC double glazed windows face the side elevation, illuminating this area. Door to cloaks cupboard that accommodates the fuse box. Wood effect flooring. Radiator. A painted balustrade staircase with wooden handrail rises to the first floor level and below this is a most useful storage cupboard that accommodates the meter. Doors to:-

Sitting Room 13'6 x 13' max (4.11m x 3.96m max)



A bright and spacious reception room drawing light from two UPVC double glazed windows that face the side and front elevations. Wide radiator. Decorative ceiling rose.

Kitchen/Breakfast Room 18'10 x 9'6 (5.74m x 2.90m)



The original kitchen and adjacent dining room have been incorporated to provide an open plan kitchen/living area situated at the rear of the property. The kitchen area has been comprehensively fitted with a modern light gloss range of units that comprise base cupboards, drawers and matching wall cabinets along two walls. A contrasting marble effect roll edge worktop incorporates a single drainer sink unit with mixer tap and brick effect tiled splashbacks above. Integrated appliances to remain include a Zanussi oven and four ring cooker with stainless steel and glass extractor unit fitted above. Integrated refrigerator, and freezer to remain. Continuation of wood effect floor from the entrance hall. Radiator. Spotlights to ceiling. A UPVC double glazed window faces the southerly rear garden and a pair of UPVC double glazed sliding patio doors open to extensive southerly rear garden decking area. Door to a useful pantry cupboard fitted with shelving.

First Floor Landing

Access to loft storage space. Doors open to:-

Bedroom One 13'6 x 11'7 (4.11m x 3.53m)



A large bedroom from which a UPVC double glazed window faces the front elevation and overlooks an attractive line of trees planted across the road. Radiator.

Bedroom Two 12'2 x 10'9 (3.71m x 3.28m)



A well proportioned bedroom from which a large UPVC double glazed provides elevated views of the extensive garden to the rear. Radiator.

Bedroom Three 7'5 x 6'11 (2.26m x 2.11m)



A dual aspect bedroom from which UPVC double glazed windows face the front and side elevations. Radiator.

Family Bathroom



The family bathroom comprises a 'P' shaped panelled enclosed bath with curved shower screen and wall mounted shower attachment with mixer taps. Pedestal wash hand basin with mixer tap and close coupled WC. Wood effect flooring. The walls are tiled

to full ceiling height with feature border. Extractor fan. Spotlights to ceiling. A deep cupboard accommodates the gas fired boiler and hot water cylinder. Two UPVC obscure double glazed windows to face the rear elevation. Heated towel rail.

Rear Garden



The rear garden is a particularly attractive feature and as previously mentioned, has a southerly elevation, so is in sunshine throughout the entire day. The rear garden has a depth of 110'. Across the rear of the property is an extensive decked area of an ideal size for outside entertaining. From here steps descend to a large lawn area which is bordered by a mature array of shrubs, plants and fruit trees. To the rear of the garden is a shed. Outside light, tap and power points. Side access to the front of the property.

Front Garden

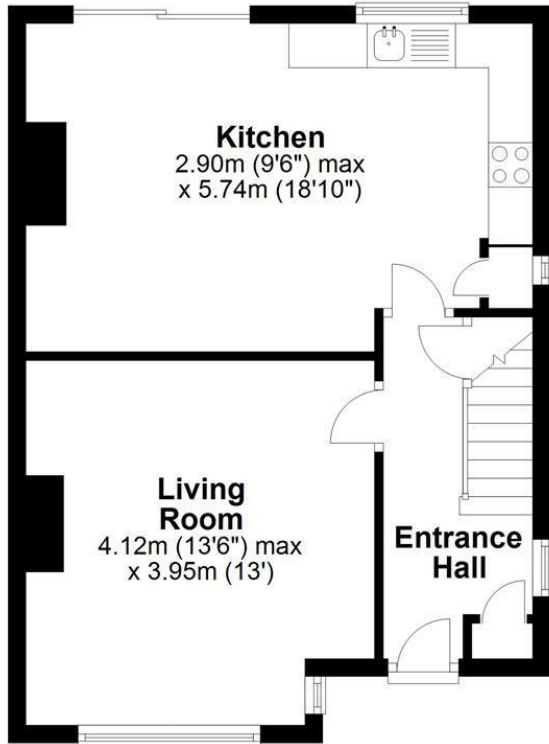
The front garden comprises a good size private driveway that affords off street parking for two vehicles.





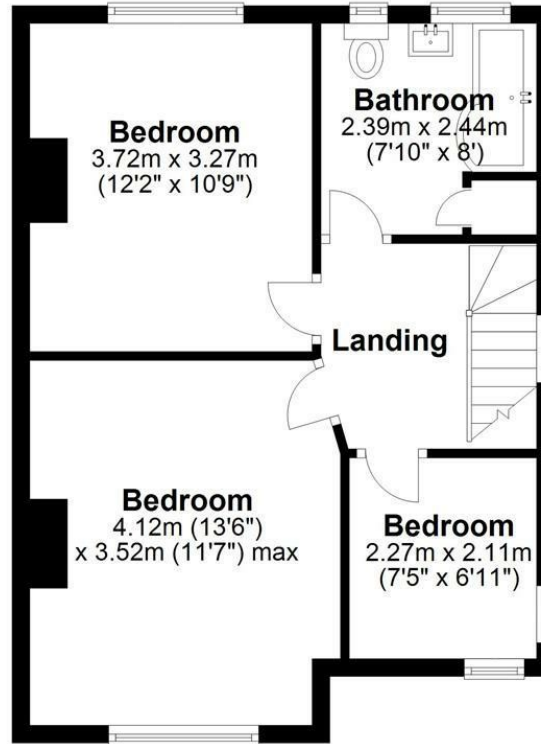
Ground Floor

Approx. 43.6 sq. metres (469.4 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.7 sq. feet)



Total area: approx. 87.5 sq. metres (942.1 sq. feet)

Rayleigh Road

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		

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		