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MEACOCK & JONES



**120 Wainwright Avenue
Hutton**

Guide Price £325,000 - £350,000

****Initial offers invited in the region of £325,000 - £350,000**** Set in popular part of Hutton, and offered for sale with no onward chain, is this two bedroom end of terrace property in need of modernisation throughout. With excellent schools nearby, from nursery through to senior, and with Shenfield station approximately one mile away, offering its fast service into London and the other links that the Elizabeth Line offers, this property would make an ideal opportunity for anyone wanting to put a stamp on their own home in a great area. The property comprises of two bedrooms and a bathroom to the first floor, with hallway, lounge, kitchen and a brick built conservatory to the ground floor. Externally the block paved driveway offers the potential for a couple of parking spaces plus there is convenient access to the side of the property leading to the south east facing garden which has a brick built shed remaining plus there is a garage to the rear with access from the garden. The area has a good selection of local shops, parks, woodlands, gyms and activities for both adults and children making it highly popular for families.



Accommodation comprises:

Entrance Hall

8' x 6' (2.44m x 1.83m)

Kitchen

11'9 x 7'9 (3.58m x 2.36m)

Lounge

20'8 x 10'6 reducing to 9' (6.30m x 3.20m reducing to 2.74m)

Conservatory

15'5 x 7'7 (4.70m x 2.31m)

First Floor Landing

Bedroom One

14' x 10'1 (4.27m x 3.07m)

Bedroom Two

10'8 x 10'3 (3.25m x 3.12m)

Family Bathroom

6'2 x 5'5 (1.88m x 1.65m)

Externally

Rear Garden

Front Garden - Driveway for off street parking

Garage

Agent's Note: EPC TO FOLLOW

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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		Very environmentally friendly - lower CO ₂ emissions (82 plus) A (61-81) B (49-60) C (35-60) D (29-54) E (21-38) F (11-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

