



**MEACOCK & JONES**

3 Bedrooms

House - Semi-  
Detached

Located in Hutton

**OIEO £500,000**



[enquiries@meacockjones.co.uk](mailto:enquiries@meacockjones.co.uk)

[www.meacockjones.co.uk](http://www.meacockjones.co.uk)

01277 218485



# 25 Roth Drive Hutton, Brentwood

Brentwood | Essex | CM13 2UD



An attractive beautifully presented extended three bedroom semi-detached house situated in the sought after Thriftwood development, just off Hanging Hill Lane. The property has been finished to a high specification throughout and is conveniently located for shops and good local schools including the highly regarded St. Martins School within walking distance. The house is also within 1.5 miles of Shenfield mainline railway station with Elizabeth Line and shopping Broadway. Planning permission obtained through Brentwood Borough Council 15\_00701\_FUL.

As you step through the front door the bright and spacious entrance hall leads you to the well-proportioned living room that seamlessly flows into the dining area, creating the perfect space for entertaining guests or simply relaxing. One of the highlights of this property is the magnificent kitchen/family/dining area complete with bi-folding doors that open up to the well-tended rear garden. The kitchen has been comprehensively fitted with a quality range of attractive shaker style units that comprise base cupboards, drawers and matching wall cabinets and contrasting quartz worktops. This lovely home also features a convenient utility room and downstairs cloakroom.

To the first floor the galleried style landing gives access to the three spacious bedrooms and the luxuriously fitted family bathroom has been fully tiled and fitted with a charming roll-top bath and a refreshing rainfall shower.

Externally the well-tended westerly facing garden is a tranquil space mainly laid to lawn with a composite decking area to rear of the garden and provides access to the garage and parking. Whilst to the front the block paved driveway provides additional parking for one vehicle.

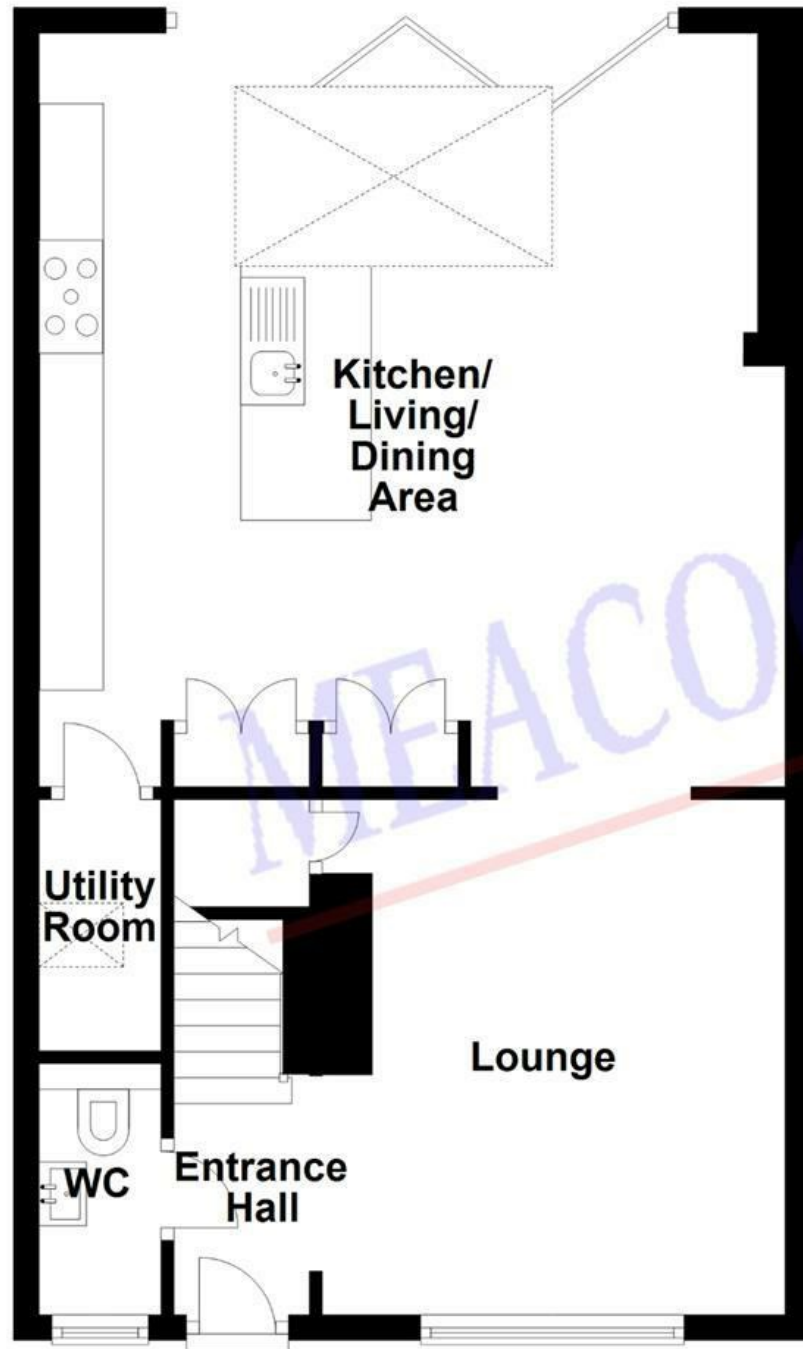
# 25 Roth Drive, Hutton, Brentwood

OIEO £500,000 Freehold

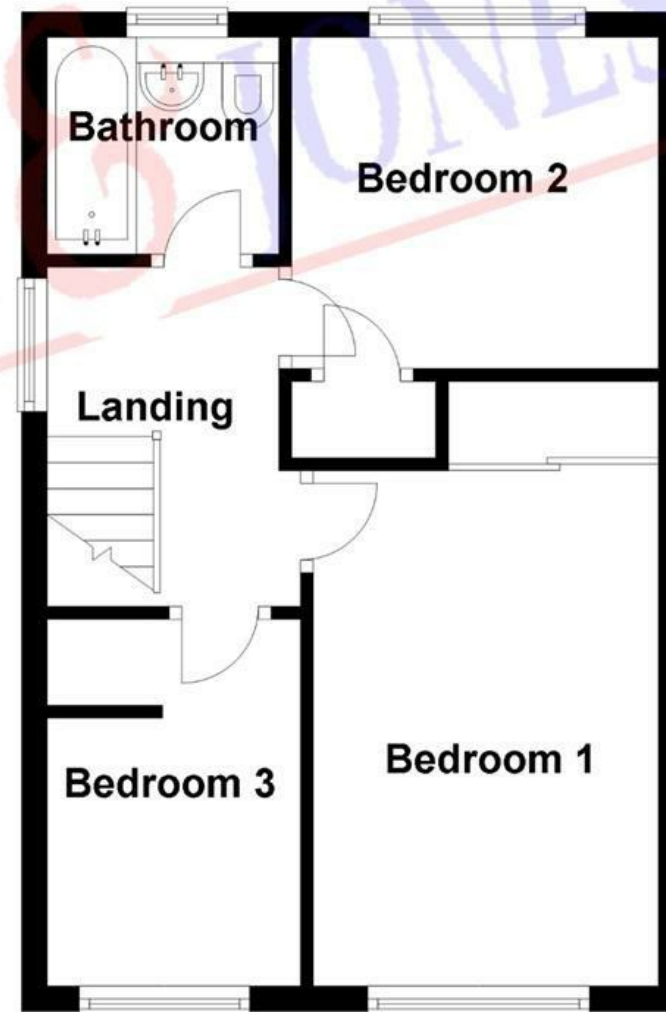
- THREE BEDROOM EXTENDED SEMI-DETACHED HOUSE
- OUTSTANDING KITCHEN/LIVING/DINING AREA
- LUXURIOUSLY APPOINTED BATHROOM
- 1.5 MILES FROM SHENFIELD MAINLINE RAILWAY STATION AND SHOPPING BROADWAY
- WEST FACING REAR GARDEN
- LOUNGE
- UTILITY ROOM
- BEAUTIFULLY PRESENTED THROUGHOUT
- CLOSE TO EXCELLENT LOCAL SCHOOLS
- POTENTIAL TO EXTEND, IF REQUIRED



## Ground Floor



## First Floor



APPROX INTERNAL FLOOR AREA  
95 SQ M 1017 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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## The Accommodation Comprises of:-

**Entrance Hall**

**Downstairs Cloakroom**  
6'6 x 3'1

**Lounge**  
13'3 x 11'10

**Kitchen/Living/Dining Area**  
20'5 x 19'1

**Utility Room**  
7'3 x 2'7

**First Floor Landing**

**Bedroom One**  
13'1 x 18'11

**Bedroom Two**  
9'1 x 9'

**Bedroom Three**  
9'8 x 6'5

**Family Bathroom**

## Externally

**Rear Garden - Westerly Facing**

**Front Garden - Off Street Parking**

**Garage**

**Agent's Note - EPC & Floorplan to Follow**

**MEACOCK & JONES**

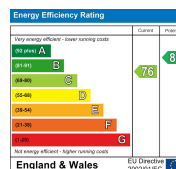
106 Hutton Road  
Shenfield  
Essex  
CM15 8NB

01277 218485

enquiries@meacockjones.co.uk

**Council Tax Band:**

**Local Authority:**



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