



**MEACOCK & JONES**

2 Bedrooms

Flat

Located in Hutton

**GUIDE PRICE**  
**£240,000**



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# Trienna Court Wendover Gardens Hutton

## Brentwood | Essex | CM13 2HD



OFFERED WITH NO ONWARD CHAIN. This well presented two bedroom ground floor apartment is set in a quiet cul-de-sac location and benefits from spacious living accommodation with the added advantage of a garage in a nearby block. The property is also set within the highly rated and sought after St Martins Senior School area, along with many other local schooling options at all levels. There are local shops and services close by, plus Shenfield's busy high street, along with the mainline railway station, with its fast links into London and the newly established Elizabeth Line, is set approximately 1.3 miles away, with excellent bus services available close by in addition.

The beautifully presented and spacious accommodation is access via a secure entry phone system and commences with a large hallway, which gives access to all of the rooms and has a convenient storage cupboard for your coats and shoes. The two bedrooms are both good sized double rooms, bedroom one having built in storage cupboards, whilst the modern bathroom is again of good size with a modern walk in shower cubicle. There is a well presented kitchen, offering a good range of units at both base and eye level, some integrated appliances, a breakfast bar, and plenty of work top space for your meal preparations. The living/dining room is a bright and airy space with great options for arranging your sofas, chairs and a dining table set should you so wish. Externally the apartments are surrounded by well maintained communal gardens, and with the advantage of a garage, private parking available behind security gates for the apartments and their visitors, this property has plenty of benefits for first time buyers, investors or downsizers alike.



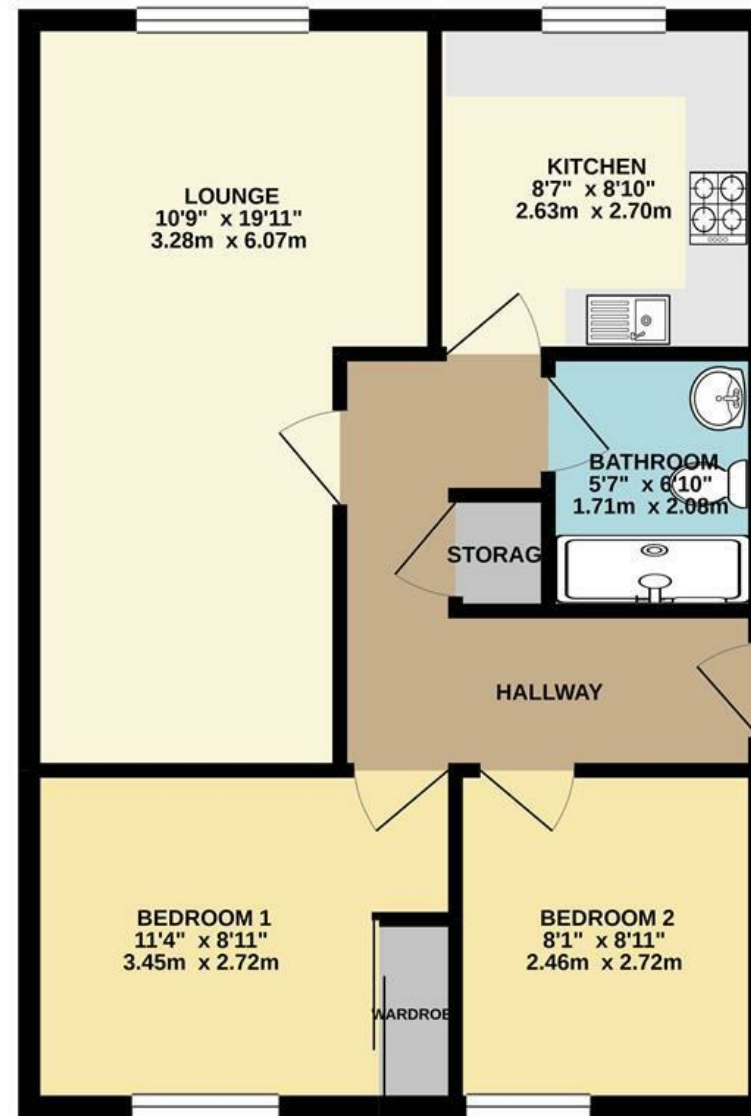
# Trienna Court Wendover Gardens, Hutton

£240,000 Leasehold

- Two Double Bedrooms
- Spacious Lounge
- Modern Shower Room
- Quiet Cul-de-Sac
- NO ONWARD CHAIN
- Ground Floor
- Well Fitted Kitchen
- Garage in Block with additional storage
- 1.3 Miles Shenfield Station
- LEASEHOLD - 65 YEARS UNEXPIRED



GROUND FLOOR  
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 559 sq.ft. (51.9 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 of:-

**Entrance Hall**

**Bedroom Two**  
8'7 x 8'1

**Bedroom One**  
11'4 x 8'11

**Lounge Diner**  
19'11 x 10'9

**Kitchen**  
8'10 x 8'7

**Bathroom**  
6'10 x 5'7

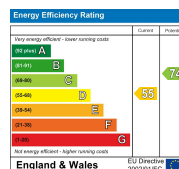
**Externally**

**Garage**

**Council Tax Band: C**

**Local Authority: Brentwood Borough Council**

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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