



**Grangeside 2, Roundwood Avenue  
Hutton Mount  
Offers over £1,400,000**

**MEACOCK & JONES**



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## **Grangeside 2, Roundwood Avenue, Hutton Mount, Essex, CM13 2NG**

\*Initial offers are invited in the region of £1,400,000 to  
£1,450,000\*

Available for the first time in many years, a spacious and extended four double bedroom house situated in an attractive westerly plot, in one of the most popular roads on this very exclusive estate.

Although the property has many attractive features, it may also appeal to those wishing to buy a property in a desirable location to refurbish and improve.

Offered to the market with no onward chain, the rear garden extends to approximately 170' in depth and the property is located within 0.3 miles of Shenfield mainline railway station and shopping Broadway.



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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