



20 Cotswold Gardens
Hutton
Offers over £400,000

MEACOCK & JONES

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****Initial offers invited in the region of £400,000 - £425,000**** A very appealing, bright and spacious two double bedroom end of terrace house, situated within easy reach of Shenfield mainline railway station and Crossrail terminus. The property incorporates a large conservatory which connects the kitchen to the lounge/diner and also has the benefit of an attractive garden to the rear, plus off street parking to the front.

- Two Double Bedrooms
- Attractive Rear Garden

- Family Bathroom
- Private Driveway

- Lounge/Diner
- Easy Access To Shenfield Mainline Railway Station & Crossrail Terminus

- Kitchen

- Conservatory



Accommodation comprises:

From beneath a sheltered entrance a upvc obscured double glazed panelled front door with bullseye glass inserts opens to the entrance hall.

Entrance Hallway

A staircase rises to the first floor landing and below this is a useful storage cupboard. Attractive wood effect flooring runs throughout, radiator, coved cornice to ceiling, and light is drawn from a upvc double glazed window facing the side elevation. A cupboard conceals the fuse box and electricity meter. An archway opens to the:

Lounge/Diner 21'5" x 11'6" to 8'5" (6.53m x 3.51m to 2.59m)



A bright and spacious reception room illuminated by a upvc double glazed window that overlooks the well tended garden to the front of this property. Continuation of the wood effect flooring runs throughout from the entrance hall. Two radiators. A central focal point is the feature Victorian style cast iron fireplace with granite hearth that incorporates a gas coal effect fire. Coved cornice to ceiling. A pair of glazed doors with panels to either side open to the conservatory.

Kitchen 9'7 x 8'10 (2.92m x 2.69m)



The kitchen has been fitted with a range of units that comprise base cupboards, drawers and matching cabinets along two walls. A marble effect roll edge work top incorporates a stainless steel effect circular sink unit with mixer tap and brick effect splashback fitted above. Space for oven/cooker, fridge/freezer and

dishwasher. A charcoal tiled floor runs throughout and the kitchen is open to the conservatory. Upvc double glazed window to side elevation and upvc obscure double glazed door leads to the utility area. A painted door opens to a cupboard that accommodates the gas meter.

Conservatory 17'4 x 9'1 (5.28m x 2.77m)



An excellent addition to this attractive family home of upvc construction built upon a brick plinth with a polycarbonate roof. Upvc double glazed windows face the rear and side elevations and upvc double glazed french doors lead out to the rear garden terrace. Continuation of charcoal tiling to the floor from the kitchen. Three wall light points. Two radiators.

Utility Area 6'4 x 6' (1.93m x 1.83m)

This utility area has space and plumbing for domestic appliances, charcoal tiled floor and a wooden door leads to the front garden and upvc double glazed french doors open to the rear garden terrace.

First Floor Landing

Illuminated by upvc double glazed window fitted to the side elevation. Access to the loft space. Coved cornice to ceiling. Door to cupboard.

Bedroom One 14'10 x 9'5 (4.52m x 2.87m)



Situated at the front of the property this bedroom is illuminated by two upvc double glazed windows that face the southerly elevation. Coved cornice to ceiling. Victorian style radiator. Along one wall a range of floor to ceiling wardrobes provide extensive clothes storage.

Bedroom Two 12' x 10'3 (3.66m x 3.12m)



A well proportioned bedroom fitted with built in storage comprising extensive hanging and shelving space. Coved cornice to ceiling, upvc double glazed window overlooks the rear garden. Radiator. A cupboard accommodates the hot water cylinder with slatted shelving above and an additional cupboard conceals the Potterton gas fired boiler.

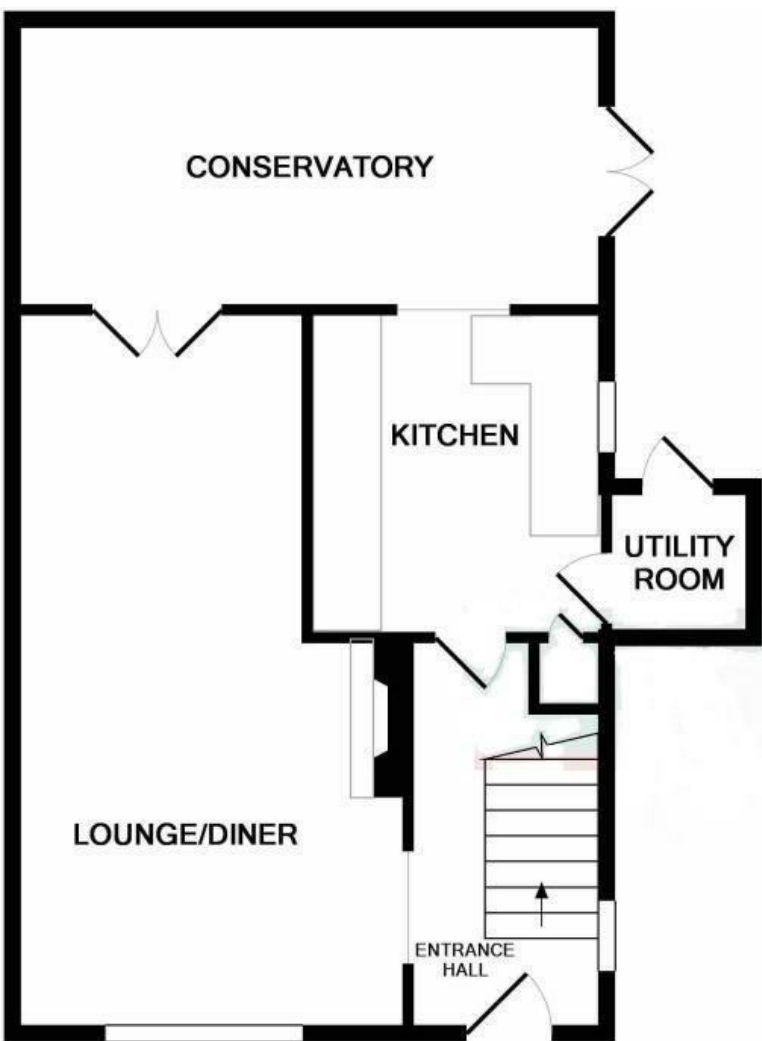
Family Bathroom



Comprises a panel enclosed bath with wall mounted Aqualisa shower attachment. Close coupled wc and pedestal wash hand basin. The walls are tiled to full ceiling height with decorative border and contrasting tiling to the floor. Spotlights. Coving to ceiling. Upvc obscure double glazed windows face the rear and side elevations, heated towel rail, curved radiator.







GROUND FLOOR
APPROX. FLOOR
AREA 523 SQ.FT.
(48.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 360 SQ.FT.
(33.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 883 SQ.FT. (82.0 SQ.M.)

