



**MEACOCK & JONES**

6 Bedrooms

House - Detached

Located in Hutton  
Mount

**£2,200,000**



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

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

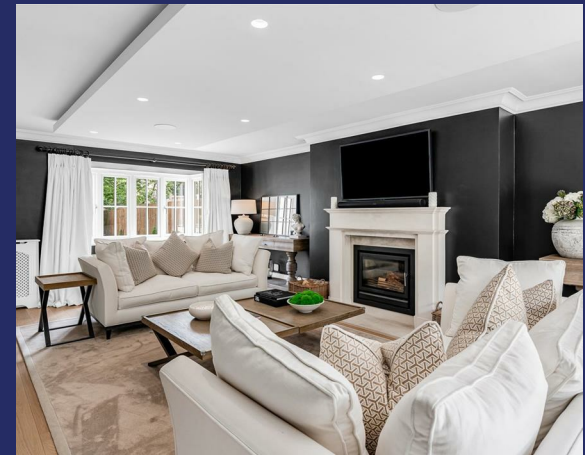
01277 218485

# 44 Longaford Way Hutton Mount

Brentwood | Essex | CM13 2LT



A most substantial and impeccably presented six bedroom family home, situated on a large and mature plot in the heart of this private residential estate. This very unique property has been appointed to the highest of standards throughout and extends to 2,848 square feet of internal accommodation comprising three reception rooms of impressive proportions and an outstanding open plan kitchen/dining/family room. Offered to the market with no onward chain, the house is ideally located within short walking distance of both Shenfield mainline railway station/Crossrail terminus and Brentwood School.



# 44 Longaford Way

£2,200,000 Freehold

- Six Bedrooms
- Three Reception Rooms
- Gym/Studio
- 2,848 Square Feet
- Walking Distance To Shenfield Mainline Railway Station & Crossrail Terminus
- Two Luxuriously Appointed Bath/Shower Rooms
- Magnificent Bespoke Kitchen/Dining/Family Room
- Secluded Rear Garden
- Landscaped 0.25 Acre Grounds
- No Onward Chain





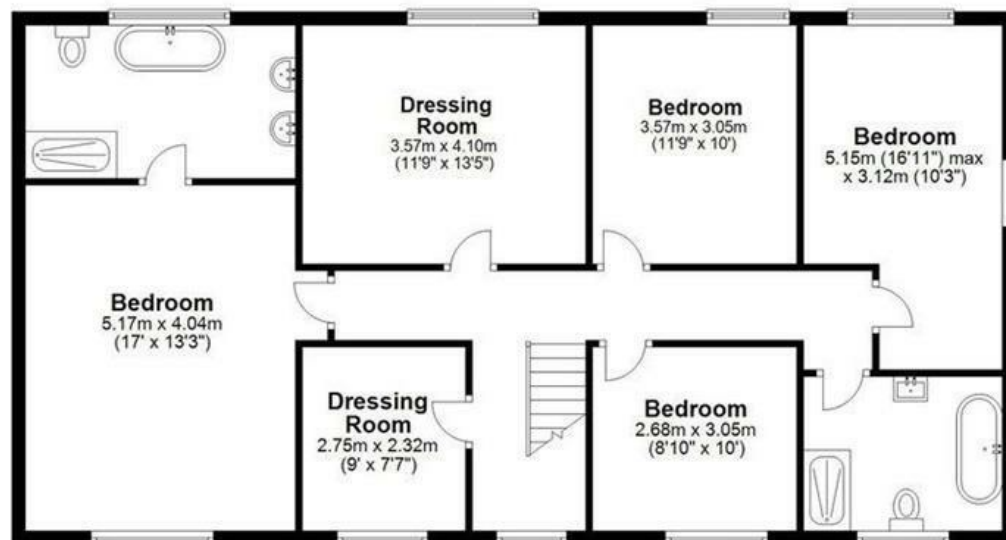
### Ground Floor

Approx. 139.7 sq. metres (1503.3 sq. feet)



### First Floor

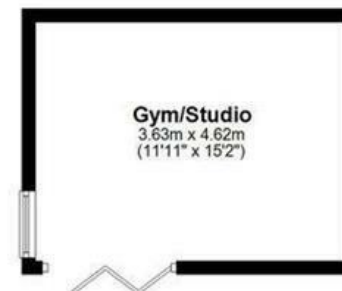
Approx. 108.2 sq. metres (1164.4 sq. feet)



Total area: approx. 264.6 sq. metres (2848.2 sq. feet)

### Outbuilding

Approx. 16.8 sq. metres (180.5 sq. feet)



FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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# MEACOCK & JONES

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CM15 8NB

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**Council Tax Band: G**

**Local Authority: Brentwood Borough Council**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
44-54 E		
35-43 F		
2-34 G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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 therein.

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