



3 Sheldon Court Rayleigh Road  
Hutton  
£1,350 Per calendar month

MEACOCK & JONES

### **3 Sheldon Court Rayleigh Road, Hutton, Essex, CM13 1AF**

WALKING DISTANCE OF SHENFIELD STATION. This two bedroom unfurnished ground floor apartment is located within 0.2 miles of Shenfield station and shopping Broadway. Accommodation comprises:- spacious living/dining room, separate kitchen with appliances. Bathroom/WC. The property is double glazed throughout. Allocated parking for one car. EPC C.

From the enclosed landing a hardwood front door opens to:-

#### **Entrance Hall**

**18'2 x 2'11 (5.54m x 0.89m)**

A spacious hallway into this lovely property. Radiator. Two built-in storage cupboards.

#### **Bathroom**

**7'7 x 5'5 (2.31m x 1.65m)**

This is a well equipped room containing wash hand basin, WC and bath with overhead shower attachment. Tiling to the floor and walls. Chromium towel rail. Electric wall heater. Radiator. Obscure glazed window to the rear elevation.

#### **Bedroom One**

**14'11 x 18'11 (4.55m x 5.77m)**

This is a very good size double bedroom with UPVC double glazed window overlooking the rear elevation with radiator below. Built-in wardrobes.

#### **Bedroom Two**

**12' x 6'3 (3.66m x 1.91m)**

A good size second bedroom with a UPVC double glazed window to the front elevation with radiator below.

#### **Kitchen**

**10'8 x 7'6 (3.25m x 2.29m)**

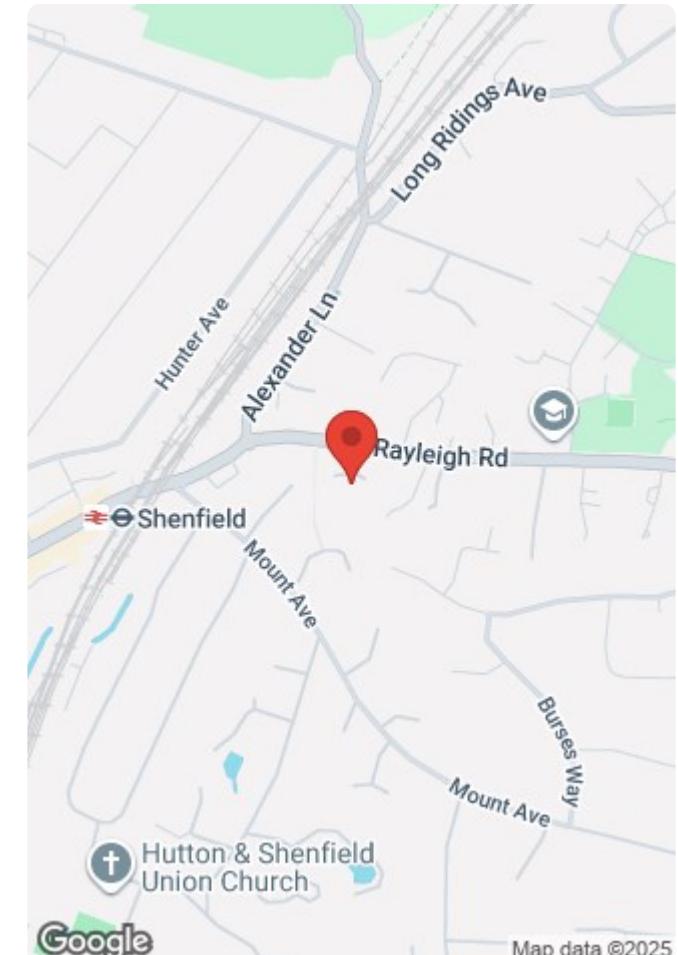
The kitchen area has been comprehensively fitted with a range of units that comprise base cupboards, drawers and matching wall cabinets. Laminate wood flooring. Radiator. UPVC double glazed window overlooking the rear elevation.

Built-in oven and microwave. Siemens gas hob with extractor above. Space for washing machine and fridge-freezer. A laminate worktop incorporates the single drainer sink unit with mixer tap and splashback above. Wall mounted Vaillant gas fired boiler.

#### **lounge**

**16' x 11'11 (4.88m x 3.63m)**

A spacious room illuminated by a UPVC double glazed window overlooking the front elevation. Coved cornice to ceiling. Electric fireplace. Radiator. Sky aerial socket.



Google

Map data ©2025

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England & Wales	EU Directive 2002/91/EC	

