



MEACOCK & JONES

3 Bedrooms

House - Detached

Located in Hutton

**Guide Price
£695,000**



enquiries@meacockjones.co.uk

www.meacockjones.co.uk

01277 218485

75 Woodland Avenue Hutton

Brentwood | Essex | CM13 1HG



This beautifully presented three bedroom detached family home has been tastefully extended across the rear. Located in a most convenient position in Hutton being just 0.8 miles from Shenfield shopping Broadway, mainline railway station with Crossrail terminus and excellent links to London. The house offers easy access to local amenities and falls within the Shenfield High and Long Ridings school catchment area. Elapsed planning approval (ref: 11/00677/FUL) for conversion to a four bedroom layout with two en-suites offering potential for future enhancement, subject to renewed consent.

A useful entrance lobby opens into a spacious hallway offering access to the well-proportioned lounge, which features an attractive fireplace with a gas insert. Double doors lead through to the family room where patio doors open onto the pleasant, well-tended south-east facing rear garden. Positioned to the rear of the property, the kitchen is comprehensively fitted with a range of shaker-style units, including base cupboards, drawers, and matching wall cabinets. There is ample space for a dishwasher, washer/dryer, fridge, and freezer. Completing the ground floor is a dining area, an excellent space for entertaining along with a conveniently located WC. From the first floor landing doors open to the three well proportioned bedrooms. Bedroom one is located at the front of the property, fitted with floor to ceiling wardrobes providing ample hanging and shelving. This floor also accommodates the family bathroom.

The private south-east facing rear garden begins with a patio, perfect for outdoor entertaining. Beyond this, the garden is mainly laid to lawn and planted with a variety of mature shrubs, plants, and trees, creating a wonderfully secluded and tranquil setting. A gate provides direct access to the woods at the rear, and there is side access on both sides leading to the front of the property. To the front the driveway offers parking for 2/3 vehicles and access to the garage.



75 Woodland Avenue

Guide Price £695,000 Freehold

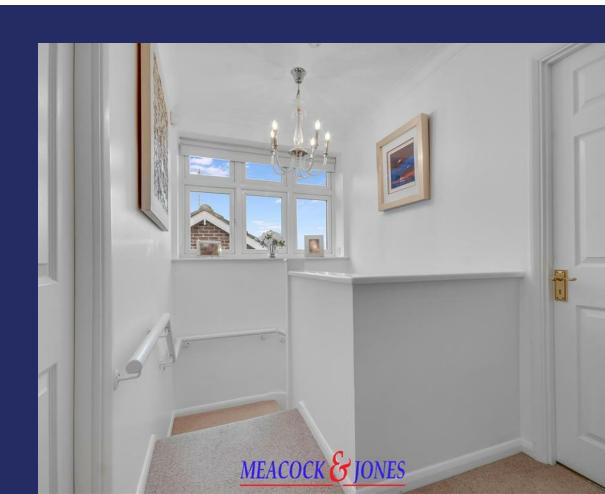
- Three Bedroom Detached House
- Sitting Room
- Family Bathroom
- Driveway 2/3 Vehicles
- Beautifully Presented

- Lounge
- Dining Room
- South East Facing Rear Garden
- Garage
- 0.8 Miles from Shenfield Mainline Railway Station and Shopping Broadway

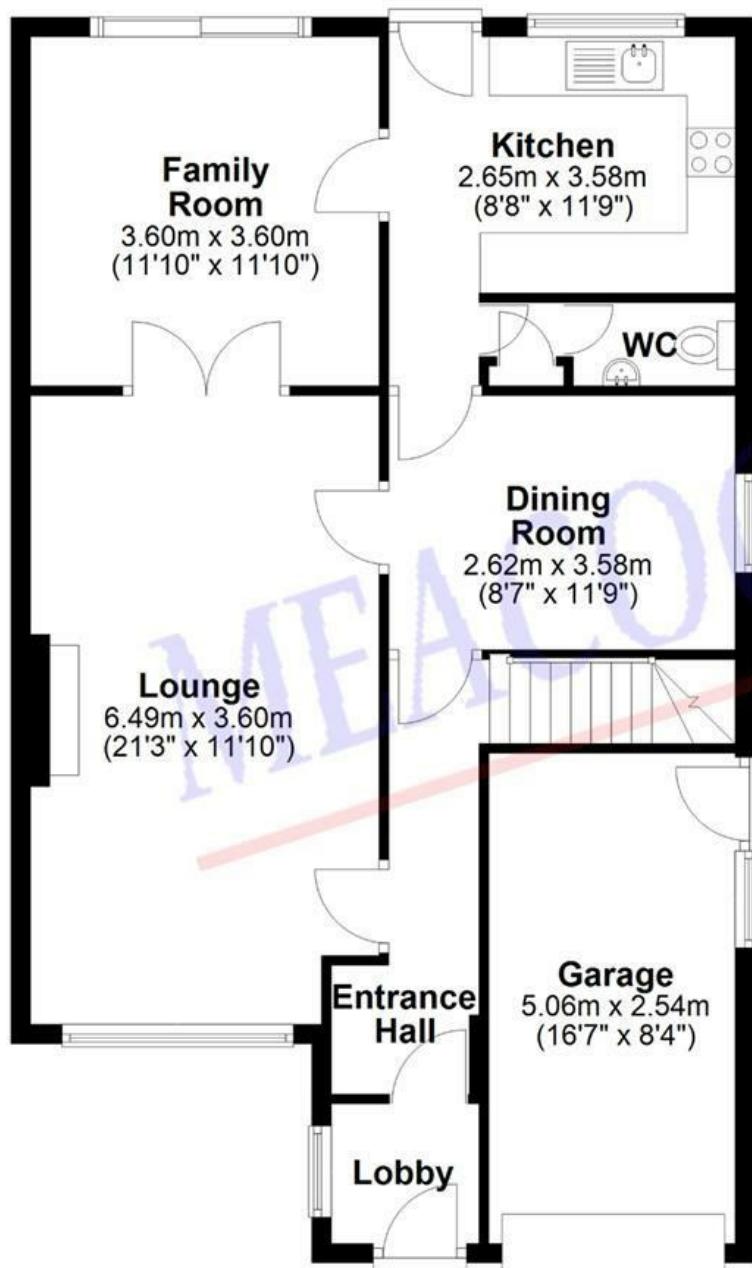


MEACOCK & JONES

MEACOCK & JONES



Ground Floor



APPROX INTERNAL FLOOR AREA

MAIN HOUSE 117 SQ M 1255 SQ FT

GARAGE 13 SQ M 147 SQ FT

TOTAL 130 SQ M 1402 SQ FT

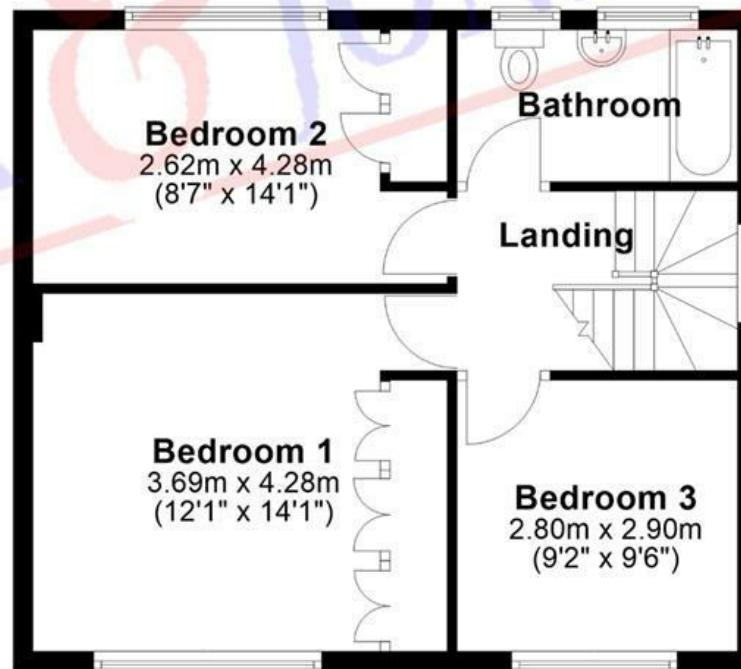
This plan is for layout guidance only and is
NOT TO SCALE

Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.

Copyright Meacock & Jones



First Floor



Accommodation Comprises of:-**Entrance Porch****Entrance Hall**

14' x 8'

Lounge

21'3 x 11'10

Family Room

11'10 x 11'10

Kitchen

11'9 x 8'8

Downstairs Cloakroom

8'6 x 2'11

Dining Area

11'9 x 8'7

First Floor Landing**Bedroom One**

12'1 x 14'1

Bedroom Two

8'7 x 14'1

Bedroom Three

9'6 x 9'2

Family Bathroom

9'2 x 5'4

South East Facing Rear Garden**Off-Street Parking 2/3 Vehicles****Garage**

16'7 x 8'4

MEACOCK & JONES

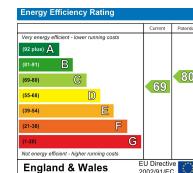
106 Hutton Road

Shenfield

Essex

CM15 8NB

01277 218485

enquiries@meacockjones.co.uk**Council Tax Band: E****Local Authority:**

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.

www.meacockjones.co.uk