



Tomlyns Close, Hutton, Brentwood

Guide Price £475,000



- Well presented three bedroom semi-detached home
- Spacious living space
- Modern kitchen with breakfast bar seating area
- Driveway parking, double ended garage and mature rear garden
- Sought after residential area in Hutton Brentwood
- Cul-de-sac position
- Approximately 1.4 Miles to Shenfield Mainline Railway Station and Shopping Broadway
- Within catchment of St Martins (STA)
- Impressive entrance hall, ground floor cloakroom/WC, lounge, modern kitchen and dining room
- Good size bedrooms and family bathroom



GUIDE PRICE £475,000 - £500,000

Welcome to this charming three-bedroom semi-detached family home located in the sought-after area of Hutton, Brentwood. Situated in the peaceful surroundings of Tomlyns Close, this property offers a perfect blend of comfort and convenience.

As you step into the house, you are greeted by a welcoming entrance hall leading to a ground floor cloakroom/wc, ideal for guests. The lounge is a welcoming space to relax and unwind, while the modern kitchen and dining area provide a perfect setting for family meals and entertaining.

Upstairs, you will find three well-appointed bedrooms, offering ample space for a growing family. The family bathroom is conveniently located ensuring practicality and ease of use.

One of the standout features of this property is the mature rear garden, where you can enjoy the outdoors in privacy. Additionally, the driveway parking and double ended garage providing ample space for your vehicles and storage needs.

Conveniently located within a cul-de-sac position, this home is approximately 1.4 miles away from Shenfield Mainline Railway Station and Shopping Broadway, making commuting and shopping a breeze. Furthermore, being within the catchment area of St Martins (STA) and a short drive to Brentwood High Street, this property offers easy access to amenities and schools.

Don't miss the opportunity to make this lovely house your new home. Book a viewing today and experience the comfort and convenience that this property has to offer in the heart of Brentwood.

Impressive entrance hall commences with stairs leading to first floor accommodation. Storage cupboards. Access is given to ground floor cloakroom/WC. Parquet style Wooden flooring. Coved ceiling.

Lounge 12'9 x 11'6 continuation of wooden flooring. Picture double glazed window. Coved ceiling.

Open plan dining room 13'1 x 8'3 French double glazed doors. Continuation of wooden flooring. Coved ceiling.

Modern kitchen 16'5 x 9'2 external door, double glazed window. Range of white high gloss wall and base mounted units with matching storage drawers. Complimentary wooden style work surfaces with upstands incorporating breakfast bar seating. Sink drainer with swan neck mixer tap. Gas hob, oven and extractor hood to remain. Space for other appliances. Tiled flooring.

First floor landing is home to three bedrooms and family bathroom. Storage cupboard.

Bedroom one 12'4 x 11'6 double glazed window. Built in wardrobes/storage cupboards..

Bedroom two 11'10 x 11'6 double glazed window. Storage cupboards.

Bedroom three 8'6 x 7'7 dual aspect double glazed windows.

Family bathroom comprises shaped double ended bath fitted with shower and glass splash screen door. Wash hand basin and low level WC. Obscure double glazed window. Part tiling to walls. Tiled flooring.

Externally the property has a mature rear garden, commencing with patio seating area. Side access gate plus personal door into garage. The remaining garden is lawned with mature trees.

Double ended garage 23'8 x 8'10 offers up and over doors either end.

Driveway parking to front.

Council Tax Band: E

Local Authority: Brentwood

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission, and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



Local Life

Hutton is an area of Brentwood, Essex. It has good links to Central London via Shenfield train station which is just 1 mile from Hutton. Brentwood High Street lies 3 miles to the West. The area can be split between modest housing estates and the largely affluent Hutton Mount. There are two wards named "Hutton". Hutton was formerly a civil parish, which was abolished in 1934 and absorbed into Brentwood. Accessible to A12/M25 road links.



