



79 Hanging Hill Lane, Hutton

Brentwood

In Excess of £750,000





## 79 Hanging Hill Lane

Hutton, Brentwood

This impressive four-bedroom detached house offers a perfect blend of modern living and family comfort, thoughtfully arranged across two floors. Coming with no onward chain and its own gated driveway.

Council Tax band: F

Tenure: Freehold

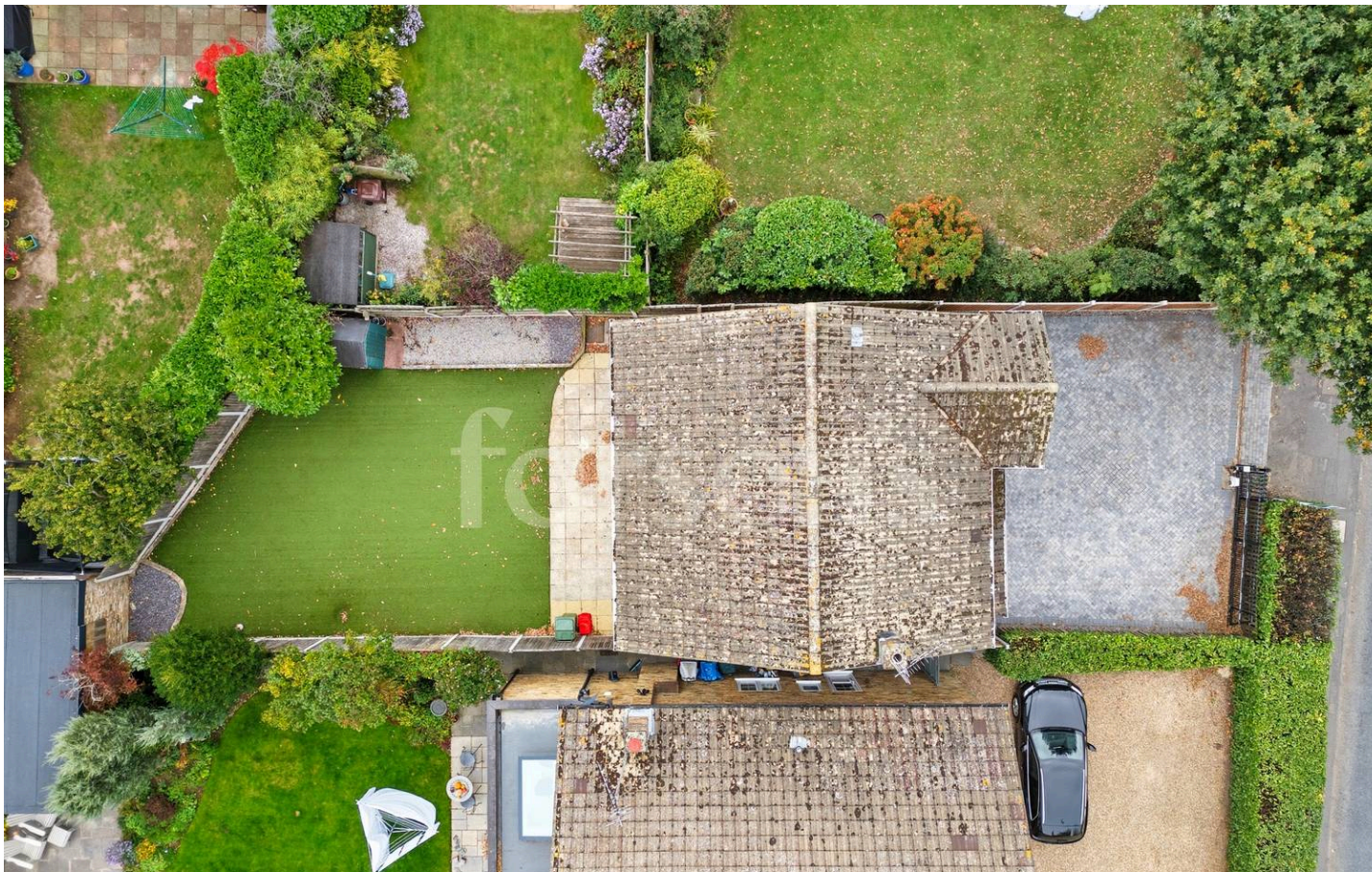
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Detached house
- Private gated driveway with off-road parking
- Spacious landscaped garden with artificial lawn
- French doors for seamless garden access
- Modern open plan kitchen with integrated appliances
- Contemporary bathrooms with modern fixtures
- Abundant natural light throughout
- Stylish wood and laminate flooring
- Built-in storage solutions
- Patio area ideal for outdoor entertaining
- No Onward Chain
- 1 mile to Shenfield mainline station and shopping Broadway
- Access to St Martins school (sta)
- Four good sized bedrooms







#### **Kitchen/Dining room**

22' 8" x 13' 7" (6.90m x 4.15m)

#### **Living room**

14' 5" x 18' 10" (4.40m x 5.75m)

#### **Utility Room**

8' 4" x 5' 7" (2.55m x 1.70m)

#### **Wc**

#### **Study**

7' 7" x 9' 10" (2.30m x 3.00m)

#### **Bedroom 1**

8' 1" x 15' 3" (2.46m x 4.64m)

#### **Bedroom 2**

11' 6" x 11' 5" (3.50m x 3.47m)

#### **Bedroom 3**

8' 0" x 12' 2" (2.45m x 3.70m)

#### **Bedroom 4**

8' 2" x 13' 1" (2.50m x 4.00m)

#### **Bathroom**

11' 2" x 5' 5" (3.40m x 1.65m)

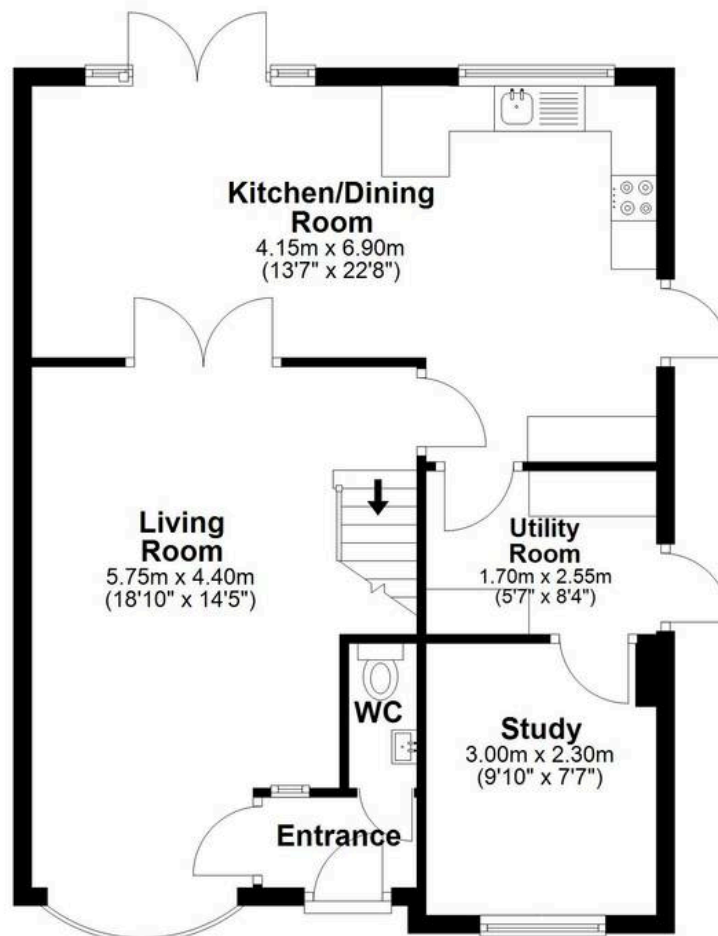






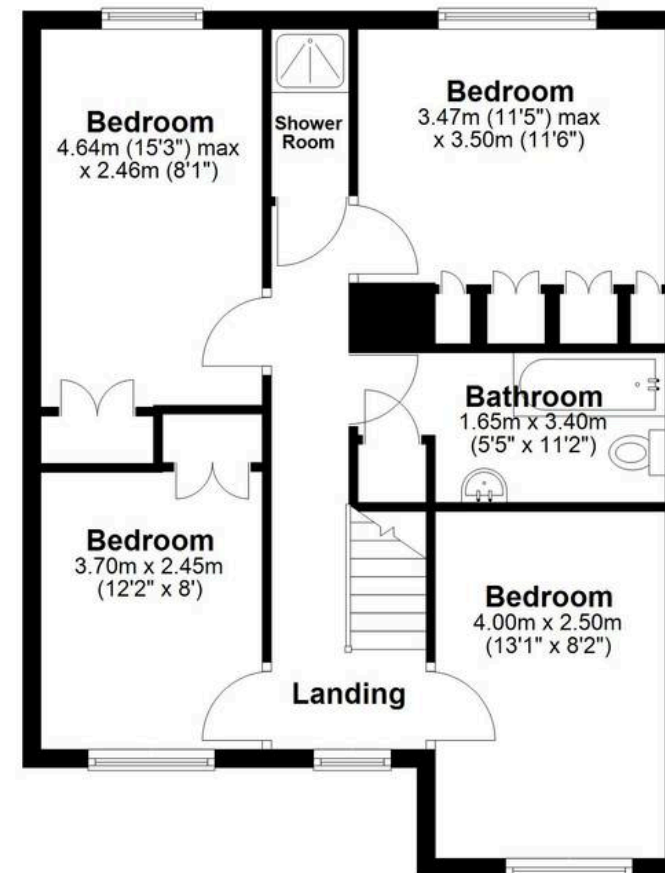
## Ground Floor

Approx. 62.0 sq. metres (666.9 sq. feet)



## First Floor

Approx. 58.5 sq. metres (629.7 sq. feet)



Total area: approx. 120.5 sq. metres (1296.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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