



Connells
FOR SALE
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for sale
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Connells

Newlands Close
Hutton Brentwood

Newlands Close Hutton Brentwood CM13 2SD

for sale offers in excess of
£475,000



Property Description

A very well presented three bedroom semi detached property in a highly sought-after cul-de-sac location of Hutton, Brentwood. With its close proximity to Shenfield Station and a selection of different schools for all ages this is a must see property. There is the added benefit of a purpose built outbuilding/summerhouse that is perfect for a potential home office, teenage den or even just a chill zone to enjoy a summers evening, as it has power and electric. The pleasant conservatory is accessible from the inviting lounge/diner and has underfloor heating, making it usable all year round.

The upstairs of the property has three good sized bedrooms and an exceptionally well presented bathroom with modern fixtures and wall to wall tiles.

In addition there is a new boiler (18 months old), the property has been rewired and has a new circuit board, there are thermostats on the radiators and the property has had cavity wall insulation (please note the energy rating for this property was carried out in 2015 prior to these being completed and is due to be revised in June 2025)

At the front of the property there is a flower beds with mature shrubs and off road parking for one car.

This is a must see house and early viewing is advised.

Lounge/Diner

Irregular Shaped Room 27' 9" x 11' 8" (8.46m x 3.56m)

Kitchen

11' 4" x 9' 8" (3.45m x 2.95m)

Conservatory

10' x 9' 3" (3.05m x 2.82m)

Outbuilding

13' 5" x 9' 9" (4.09m x 2.97m)

Bedroom 1

12' 4" x 11' (3.76m x 3.35m)

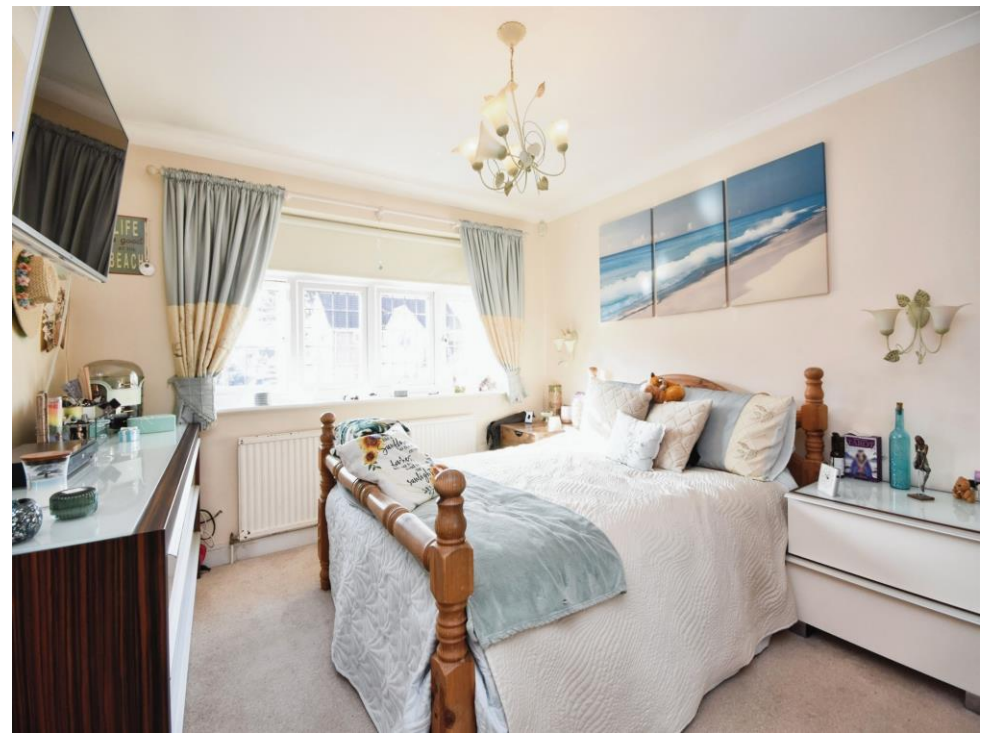
Bedroom 2

12' 4" x 11' 1" (3.76m x 3.38m)

Bedroom 3

9' 6" x 7' 4" (2.90m x 2.24m)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: E

Tenure: Freehold

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