HOME















Birkbeck Road

This beautiful terraced house in Hutton offers the perfect combination of modern amenities and convenience. The property features two double bedrooms, both with walk-in wardrobes, and a modern white bathroom suite. The driveway provides parking space for two vehicles, making it convenient for residents and guests alike. The rear garden is a spacious 60ft, perfect for entertaining or relaxing outdoors and also benefits from having side access.

Located just 1 mile from Shenfield Train Station, commuting is a breeze for residents. The property is also within the catchment area for St Martins and Shenfield High School, as well as Hutton All Saints Primary School, making it an ideal location for families with children. Additionally, the house is only 0.2 miles from Hutton Recreational Ground, providing plenty of outdoor activities and green space for residents to enjoy.

Brentwood St. Thomas Gate St. Thomas Rd Essex CM14 4DB Sales & Lettings 01277 218 821

Mortgages 01245 253 370

Kitchen/Diner 2.38m x 4.66m (7'10" x 15'3") Lounge 4.12m x 3.66m (13'6" x 12') Entrance Hall APPROX INTERNAL FLOOR AREA 31 \$G M 330 \$G FT TOTAL APPROX INTERNAL FLOOR AREA 68 \$G M 705 \$G FT This plan is for layoud guidance only and is voice to the late of the proposal of the splane \$C compass bearings before making shyle except on the late of the proposal bearings before making shyle except on the proposal bearing the proposal

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Bedroom 2 2.6.1 m x 3.2.1 m (8'7" x 10'6") Bedroom 1 3.13 m x 4.29 m (10'3" x 14'1") APPROX INTERNAL FLOOR AREA 35 SO M 375 SO IF TOTAL APPROX INTERNAL FLOOR AREA 66 SO M 705 SO IF This plan is for layout guidance orly and is NOT 10 SCALE Whist every care is taken in the preparation of this plan, please check all dimensions, shapes & company the company of the plan is for layout guidance orly and is NOT 10 SCALE Whist every care is taken in the preparation of this plan, please check all dimensions, shapes & company the company of the preparation of the plan, please check all dimensions.

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Features

- Two double bedrooms
- Driveway parking for 2 vehicles
- Rear garden is excess of 60ft
- Walk in wardrobe to both bedrooms
- Modern white bathroom suite
- 1 mile to Shenfield Train Station
- School catchment for both St Martins and Shenfield High School
- Hutton All Saints Primary School catchment
- 0.2 miles from Hutton Recreational ground
- Close to local amenities including Co-Op and several convenience stores

EPC Rating



The Nitty Gritty

Tenure: Freehold

The Council tax for this property is band C with an annual amount of £1,833.13

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £30 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.







