



Hanging Hill Lane, Hutton
Price on application
4-bed detached house

HOME



EPC
B



Council Band
G (£3,437.12)



Bedrooms
4



Bathrooms
3



Heating
Downstairs
underfloor
heating



Parking
Ample driveway
parking



Outside Space
In excess of
140ft



Tenure
Freehold



Hanging Hill Lane

This stunning detached house in Brentwood, which is just 0.9 miles to Shenfield Train Station offers luxurious and spacious living accommodation that is perfect for families. The property features four double bedrooms, with the master bedroom boasting a dressing room and ensuite bathroom. Bedroom 2 also has its own ensuite, providing added convenience for guests or older children.

The highlight of the property is the open plan lounge/kitchen/diner, which is ideal for entertaining and offers a modern and stylish living space. The bifolding doors open out onto the rear garden, which is a fantastic feature of the property - measuring over 140ft, it provides plenty of outdoor space for children to play or for hosting summer BBQs. Other notable features of the property include a separate utility room, a spacious study measuring 12'10 x 10'5, a playroom that could also be used as an additional bedroom or office, and underfloor heating throughout the ground floor for added comfort. Outside, there is ample driveway parking for multiple vehicles, making it easy for visitors to park. The potential for an annex also provides an opportunity for additional living accommodation or rental income.



Features

- Four double bedrooms
- Master with dressing room and ensuite
- Further ensuite to bedroom 2
- Open plan lounge/diner with bifolding doors
- Separate utility room
- 12'10 x 10'5 study
- Playroom
- Underfloor heating throughout the ground floor
- Ample driveway parking
- Rear garden in excess of 140ft

Location

Located approx. 2.7 miles from the centre of Brentwood high street, Hanging Hill Lane is also convenient for access onto the A12 via Shenfield.

Niceties

The property is within close proximity to a wide range of shops, restaurants, and recreational facilities. Whether you enjoy shopping, dining out, or leisure activities, there is something for everyone.

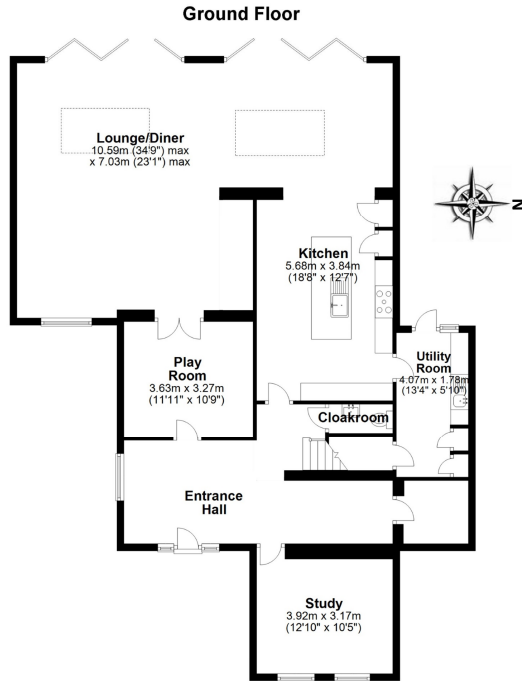
Travel

Shenfield Station is located 0.9 miles away. With regular train services to London and other major cities, you will have easy access to the best that the UK has to offer.

Schools

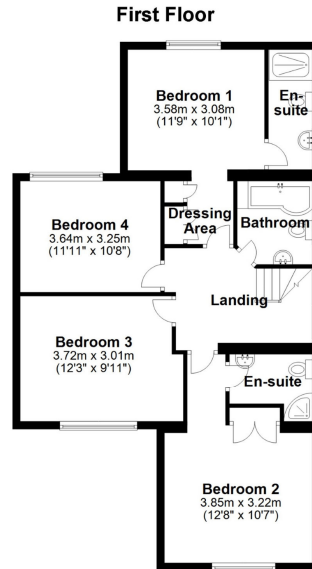
A highlight of this property is its location within the St Martins School catchment area. This highly regarded school offers excellent educational opportunities for children, ensuring a bright future for your family.

Floor Plans



APPROX INTERNAL FLOOR AREA
154 SQ M 1655 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
223 SQ M 2508 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.
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APPROX INTERNAL FLOOR AREA
79 SQ M 853 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
223 SQ M 2508 SQ FT

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EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

The Nitty Gritty

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.

Brentwood
11 Duke Street
Chelmsford
CM1 1HL

thepartnership.co.uk

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01277 218 821

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01245 253 370