



**233 Rayleigh Road, Hutton, CM13 1PJ**

**Guide Price £230,000**

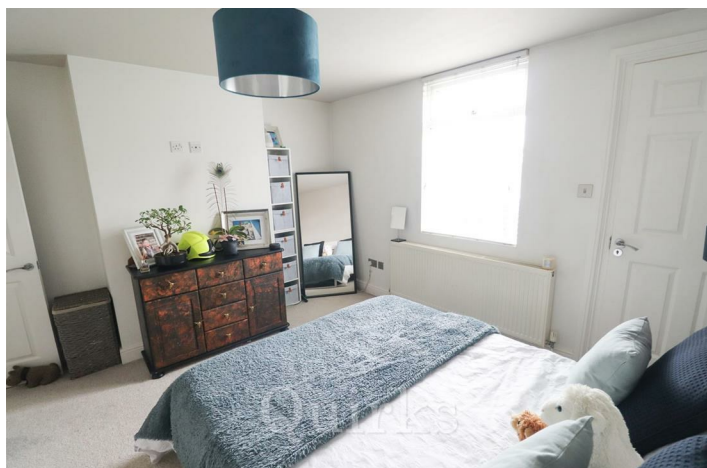
- GROUND FLOOR MAISONNETTE
- NO ONWARD CHAIN
- LONG LEASE OF 947 YEARS
- LOCATED 1 MILE OF SHENFIELD STATION
- IDEAL FIRST TIME PURCHASE
- MODERN KITCHEN & BATHROOM
- PARKING & GARDEN
- NEARBY CONVENIENCE SHOPS
- CLOSE TO HUTTON RECREATION GROUND
- GAS CENTRAL HEATING



One bedroom ground floor maisonette, being offered for sale with NO ONWARD CHAIN, with own private rear garden, storage shed and double gates leading to the parking space. This popular location is within walking distance of convenience shops and the Hutton recreational ground & play area. Shenfield Mainline Station is located just one mile from this property, with cross rail access across London. This well presented property is ideal for first time buyers and downsizers, with an entrance porch for shoes & coats, inner hallway with built-in storage, modern kitchen and bathroom, spacious double bedroom, living room and gas central heating. A long lease of 947 years remaining and ground rent of £1 per annum, makes this property a great investment opportunity.



Council Tax Band: B





**ENTRANCE PORCH**

5'0 x 4'7

**BEDROOM**

13'0 x 12'0

**INNER HALLWAY**

2'9 x 2'4

**LIVING ROOM**

12'9 x 9'2

**KITCHEN**

7'9 x 7'8

**MODERN BATHROOM**

7'6 x 5'5

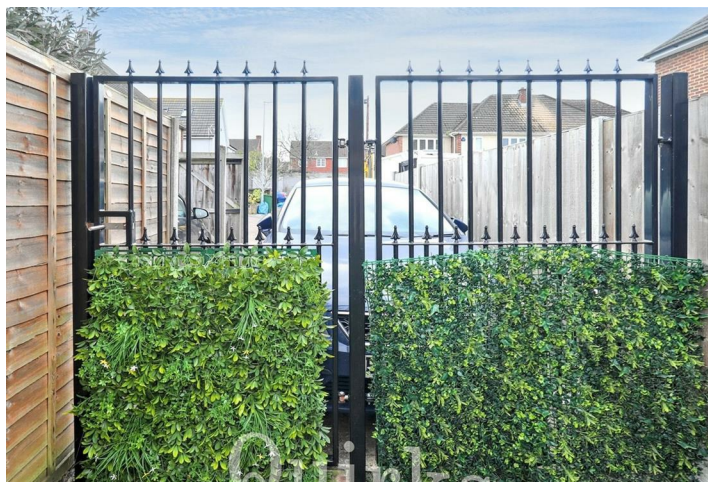
**REAR GARDEN WITH STORAGE SHED**

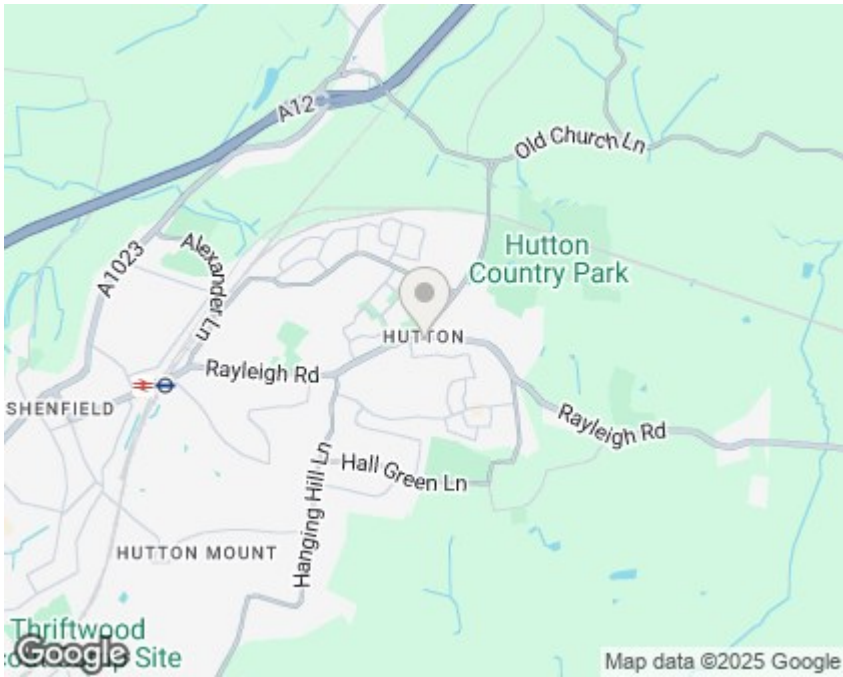
**OFF ROAD PARKING SPACE**

**LONG LEASE OF 947 YEARS**

**GROUND RENT £1 PER ANNUM**

**NO ONWARD CHAIN**





## Viewings

Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

D

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 67                      | 76        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

GROUND FLOOR  
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 430 sq.ft. (40.0 sq.m.) approx.

This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT TO SCALE. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services are confirmed as included or tested.  
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