



MEACOCK & JONES

4 Bedrooms

House - Semi-Detached

Located in Hutton

**Guide Price
£600,000 - £650,000**



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31 Edwards Way Hutton

Brentwood | | CM13 1BT

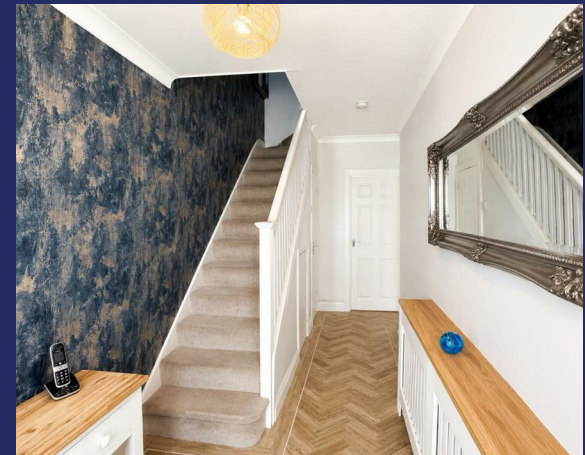


****Initial offers invited in the region of £600,000 - £650,000**** An excellent opportunity to acquire this extended bay-fronted four bedroom semi-detached family home with spacious accommodation arranged over three floors. Occupying a peaceful cul-de-sac position with views across a pleasant green to the front and located just a short distance from Shenfield Broadway, the mainline railway station with fast Elizabeth Line services into London, and falls within the sought after St. Martin's School catchment area.

Accommodation commences with a bright and spacious entrance hall featuring elegant Amtico flooring and a ground floor cloakroom. The well-proportioned living room benefits from a bay window and attractive stone fireplace with gas inset fire, flowing into the dining room to create an ideal entertaining space. To the rear, the open-plan kitchen is flooded with natural light from a roof lantern and bi-folding doors opening onto the south-east facing garden. The kitchen is fitted with Shaker-style units, contrasting wooden work surfaces, underfloor heating, integrated appliances and a central island with wine cooler and breakfast seating for four. A separate utility room provides further storage, appliance space and side access to the garden.

The second floor provides three well-proportioned bedrooms, with the principal bedroom benefiting from floor-to-ceiling built-in wardrobes offering excellent storage. The contemporary family bathroom is well appointed, featuring a separate bath and a walk-in shower. Stairs rise to the next level where you will find bedroom two which overlooks the rear garden and benefits from a stylish en-suite shower room.

To the rear, the south-east facing garden commences with a decking area ideal for outdoor entertaining and dining, leading onto an astro-turf lawn area. To the front, a block-paved driveway provides off-street parking for three vehicles, along with an electric vehicle charging point and access to the garage.

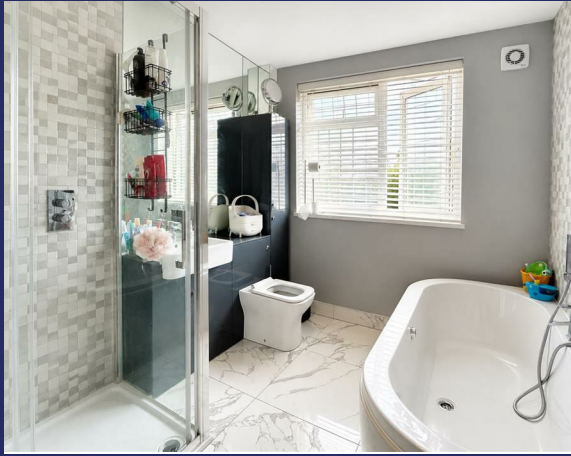


31 Edwards Way

Guide Price £600,000 - £650,000 Freehold

- Four Bedroom Extended Semi-Detached House
- Living Room
- Open Plan Kitchen
- Cul-de-Sac Location
- St. Martin's School Catchment Area
- En-suite Shower Room
- Dining Room
- Utility Room
- Close to Shenfield Broadway and Mainline Railway Station





New to Market

Property awaiting floorplan

Accommodation Comprises of:-

Entrance Hall

Downstairs Cloakroom

Lounge

13'9 into bay x 11'7

Dining Room

10'4 x 12'3

Open Plan Kitchen

15'5 x 11'11

Utility Room

6'8 x 6'10

Second Floor Landing

Bedroom One

14'4" x 12'2" into bay > 10'6

Bedroom Three

9'9 x 12'4

Bedroom Four

7'2 x 6'9

Family Bathroom

Third Floor Landing

Bedroom Two

17'5" x 12'7" > 9'4

En-suite Shower Room

6'11 x 4'6

Externally

South-East Facing Rear Garden

Front Garden - Off Street Parking

Garage

MEACOCK & JONES

106 Hutton Road

Shenfield

Essex

CM15 8NB

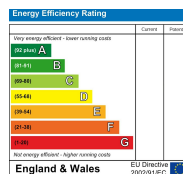
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Council Tax Band:

Local Authority:



Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations or statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of their professional representatives. All measurements, areas and distances given are approximate. We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order. Any fixtures or fittings detailed in these particulars are not necessarily included in the sale price and Meacock & Jones and their staff accept no liability for any errors contained therein.

