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Bowmont Close, Hutton

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PROPERTIES

Bowmont Close Hutton

Offers in Excess of £895,000

Spacious three bedroom bungalow in a private road location convenient for Shenfield Broadway, Elizabeth line to Heathrow the mainline railway link to London Liverpool Street. The property offers 1291 sq. ft (120 sq. m) of accommodation with scope for extension, subject to the usual local authority consents, and sits on a superb 0.248 acre plot (subject to land survey) with an excellent south west facing rear garden. Large lounge overlooking the garden, dining room/additional bedroom, master bedroom with ensuite shower, further two bedrooms, kitchen/breakfast room and useful utility room. Adjacent double garage with parking in front. Offered for sale with no onward chain. EPC D.



Entrance Hallway

Hardwood front door with obscure glazed side panel, wooden flooring, built in airing cupboard with hot water cylinder and shelving, further spacious storage cupboard, loft access, doors to;

Dining Room 12' 9" x 9' 8" (3.88m x 2.94m)

Window to rear, double doors to;

Lounge 22' 6" x 14' 2" (6.85m x 4.31m)

Spacious light room with feature fire surround and hearth, window to front with deep window ledge and double sliding doors to rear garden. Wall light points.

Kitchen/Breakfast Room 15' 4" max x 9' 5" (4.67m x 2.87m)

Spacious room with wooden base, wall and drawer units with contrasting work surface, one and a quarter bowl sink with mixer tap, gas hob, built in microwave and electric oven, integrated fridge and dishwasher, window to rear and door to;

Utility room 9' 3" x 5' 2" (2.82m x 1.57m)

Useful room with space for washing machine, tumble drier and fridge. Stainless steel sink with mixer tap. Wall mounted gas boiler, part tiled walls, radiator, window to rear and stable door to side.

Master Bedroom 17' 5" to front of wardrobe x 10' 3" into door recess (5.30m x 3.12m)

Large room with numerous built in wardrobes, two windows to front, sliding door to;



En-suite

Close coupled WC, pedestal wash hand basin, tiled walk in shower cubicle, shaver point and window to side.

Bedroom Two *10' 10" max x 9' 1" (3.30m x 2.77m)*

Radiator and window to side.

Bedroom Three *9' 3" max x 6' 2" max (2.82m x 1.88m)*

Radiator, window to front.

Family Bathroom

Close coupled WC, pedestal wash hand basin, panelled bath with offset mixer tap, tiling to walls, shaver point, radiator and window to side.

Externally

The front garden is laid to lawn with pathway to entrance. Gated access to rear garden. Double garage with twin up and over doors and courtesy door to rear garden. Outside power point and tap. Paved patio leads to lawned area with fence to boundaries and mature trees. As previously mentioned the sunny south west facing garden enjoys sunshine throughout the day and is at its maximum point 108' long.









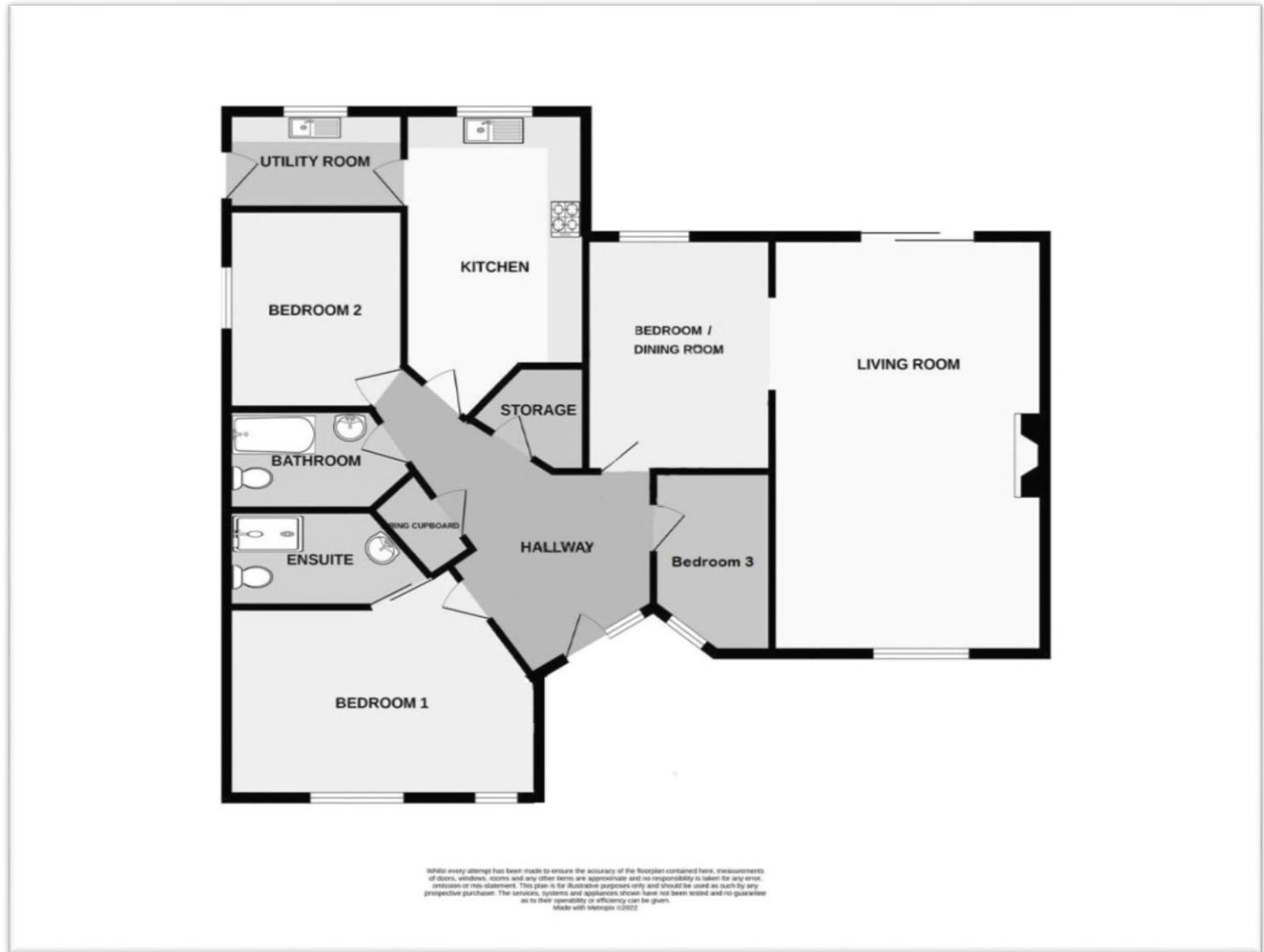
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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