



44 Long Ridings Avenue  
Hutton  
£2,400 Per calendar month

MEACOCK & JONES

## 44 Long Ridings Avenue, Hutton, Essex, CM13 1EE

Available immediately, this well appointed three bedroom semi-detached home offers generous and versatile family accommodation, occupying a prominent position on one of Hutton's most popular avenues. Ideally located just minutes from local shops and 0.7 miles of Shenfield Broadway and the mainline railway station offering its fast connections into London and beyond with the Elizabeth Line links. This immaculately presented home is also within the sought after Long Ridings and Shenfield High School catchment area.

\*\*Entrance Hall, Reception Room with feature fireplace, Modern well equipped kitchen/breakfast room across the rear of the property, Three double bedrooms, Family bathroom, Off Street Parking, Garage\*\*

### Accommodation Comprises of:-

#### Entrance Hall

13'1 in depth (3.99m in depth)

#### Reception Room

13'6 x 13'6 (4.11m x 4.11m)

#### Kitchen/Breakfast Room

19'10 x 7'10 (6.05m x 2.39m)

#### First Floor Level

##### Bedroom One

12'8 x 11'3 (3.86m x 3.43m)

##### Bedroom Two

11'3 x 8'11 (3.43m x 2.72m)

##### Bedroom Three

9'6 x 8'4 (2.90m x 2.54m)

##### Family Bathroom

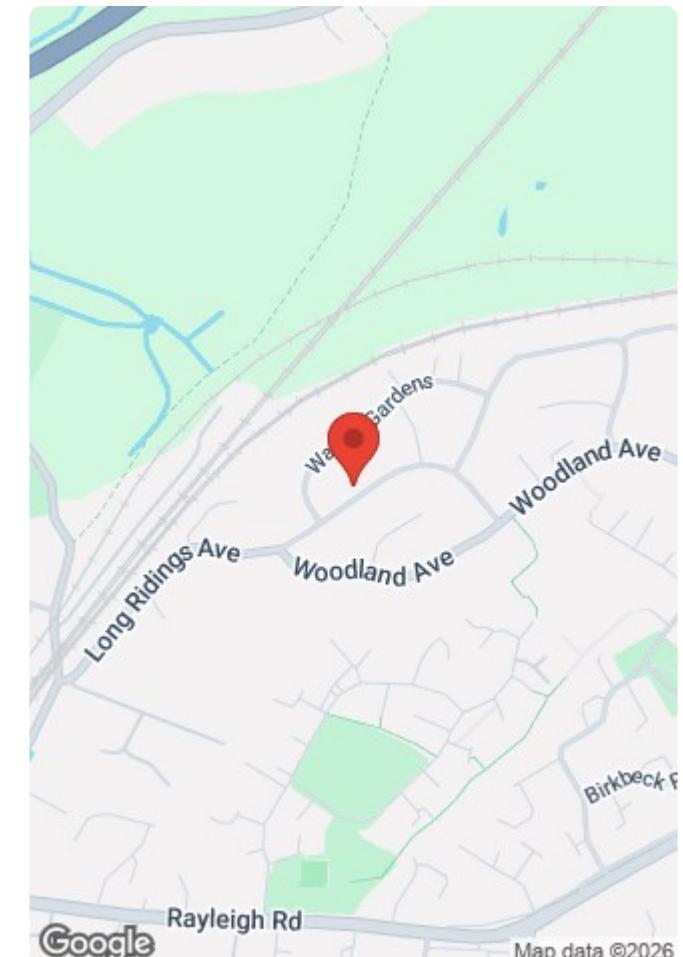
8'2 x 5'6 (2.49m x 1.68m)

#### Rear Garden

#### Front Garden - Driveway

#### Garage

16'3 x 10'3 (4.95m x 3.12m)



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

