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Rayleigh Road, Hutton

WN
PROPERTIES

Rayleigh Road Hutton

£799,995

Deceptively spacious detached chalet style residence offering generous family accommodation comprising 28'5 (8.66m) lounge, separate sitting room, kitchen/diner, utility room, family bathroom, three bedrooms and en-suite shower. The rear garden is attractively landscaped measuring 94' (28.65m) STLS, commencing with a patio extending across the rear of the property and leading to lawn with well stocked flower and shrub borders. The property is situated within St Martins school catchment (subject to acceptance) and 2.5 miles from Shenfield station for London commuting as well as Billericay High Street which is with 1.7 miles and offers a vast array of shops, restaurants and pubs. EPC D.



Entrance Hall

Stairs rising to first floor and doors to;

Living Room 28' 5" x 10' 9" (8.65m x 3.27m)

Spacious room with ornamental fire surround, cornice to ceiling, window to front aspect and part glazed double doors to sitting room. Further glazed panelled double doors with side panels to:

Sitting Room 11' 1" x 10' 2" (3.38m x 3.10m)

Access from entrance hall, window to side and door to kitchen/diner.

Kitchen/Diner 21' 5" x 16' 0" > 12' 5" (6.52m x 4.87m > 3.78m)

Attractive L-shaped room with lantern roof above dining area and bi-fold doors overlooking the rear garden. Fitted base and wall units by Kutchenhaus with contrasting work surface. Large island

with cupboards, breakfast bar and Siemens induction hob with ceiling extractor above. Fitted Siemens fan oven, combination oven and warming drawer. Integrated larder fridge and freezer. Integrated dishwasher, spice drawers and built in bin. LED lighting, underfloor heating and ceiling speakers. Further range of matching fitted cupboards and shelves in dining area.

Utility Room 5' 11" x 4' 11" (1.80m x 1.50m)

Fitted cupboards across one wall with space for tumble dryer and gas fired boiler. Fitted base cupboard and space for washing machine with work surface above. Window to side aspect.

Bathroom

Bath with shower over and fitted screen. Wash hand basin and low level WC. Ceramic tiled walls and floor. Window to side aspect.

First Floor Landing

Doors to:



Bedroom 1 15' 2" x 10' 4" (4.62m x 3.15m) to rear of wardrobes.
Fitted wardrobes across one wall, window to rear aspect and door to:

En-suite Shower

Shower cubicle, WC. and wash hand basin. Ceramic tiled walls and floor.

Bedroom 2 10' 9" x 10' 0" (3.27m x 3.05m) into dormer window.
Dormer window to rear and further window to side. Built in eaves storage cupboard and part sloping ceiling.

Bedroom 3 10' 6" x 7' 11" (3.20m x 2.41m) into dormer window.
Window to side and dormer window to front aspect. Large eaves storage area.

Externally

To the front of the property a shingled driveway leads to the entrance and side gate to the rear garden. The rear garden measures approximately 94' (28.65m) and commences with a patio area leading to a lawn with well stocked flower and shrub borders.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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Ground Floor

APPROX INTERNAL FLOOR AREA 129 SQ M (1380 SQ FT)
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 All measurements are approximate **NOT** to be used for valuation purposes.
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First Floor

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