



WN

PROPERTIES

Princes Way, Hutton

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**Guide Price £1,100,000 to
£1,200,000**

The property is ideally situated in a highly sought-after location, just 0.7 miles from Shenfield Broadway, which offers a wide selection of shops, bars, restaurants, and the mainline railway station. The highly regarded St. Martins Secondary School is also conveniently located within 0.5 miles (subject to acceptance). A spacious five-bedroom detached family home offering generous and versatile accommodation across two floors. The ground floor comprises a large living room, kitchen, separate dining room, utility room, study, and WC, together with an integral garage. The layout provides excellent space for family living as well as working from home. On the first floor there are five well-proportioned bedrooms, including a principal bedroom with walk-in wardrobe and en-suite, and a second bedroom with en-suite facilities. The remaining bedrooms are served by a family bathroom, with additional walk-in wardrobe storage. Agents Note - We have been advised that the rear end of the garden does not form part of the freehold title and is leased from Network Rail with an annual charge of approximately £710.



An Anti-Money Laundering (AML) check is required for both buyers and sellers and is carried out through our legal partner at a fee of £65 per property, payable at the point of instruction. This service also includes access to a legal advice helpline, where qualified solicitors are available to support you with any queries throughout your moving process EPC C

Living Room 26' 3" x 6' 7" (7.99m x 2.01m)

Bedroom 2 14' 1" x 14' 6" (4.29m x 4.42m)

Kitchen/Breakfast Room 11' 10" x 11' 2"
(3.60m x 3.40m)

Bedroom 3 18' 1" x 8' 10" (5.51m x 2.69m)

Dining Room 21' 0" x 8' 10" (6.40m x 2.69m)

Bedroom 4 11' 10" x 9' 11" (3.60m x 3.02m)

Bedroom 1 14' 9" x 14' 9" (4.49m x 4.49m)

Study 13' 1" x 8' 2" (3.98m x 2.49m)













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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	69	75
(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	

WWW.EPC4U.COM

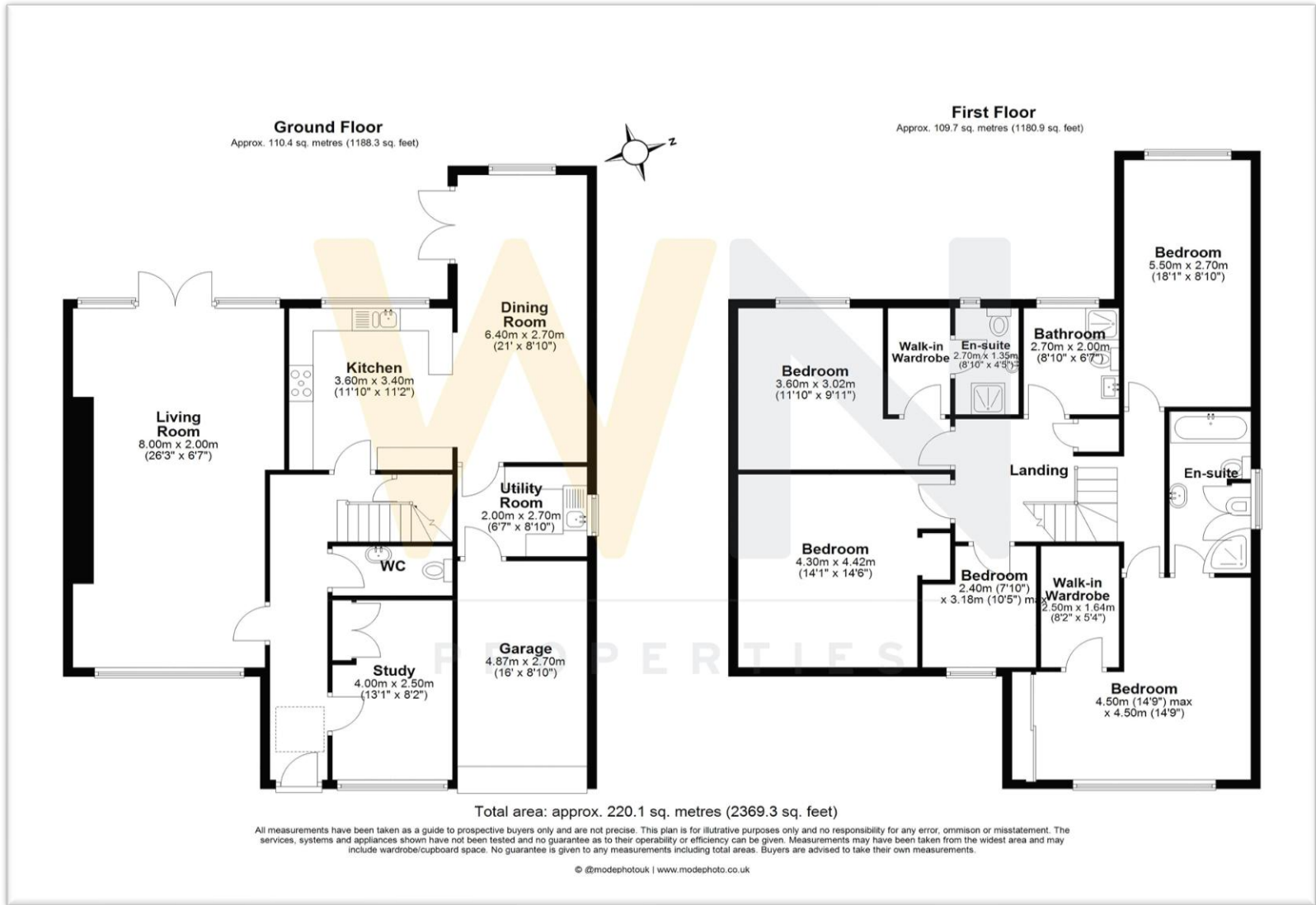
Council Tax Band G

148 Hutton Road
Shenfield
Essex CM15 8NL

01277 225191

admin@wnproperties.co.uk

wnproperties.co.uk



Every effort has been made to ensure the complete accuracy of these particulars, however they cannot be guaranteed. Always check before agreeing to purchase. This includes checking on the existence of relevant permissions, services/utilities, fixtures, fittings and appliances which have not been tested by WN Properties and there is no guarantee that they are in working order or fit for purpose. Photographs are for general information and it cannot be inferred that any items shown are included in the sale or within the ownership of the seller and therefore must be verified by your legal representative. No assumptions can be made from any description or image, relating to the type of construction, structural condition or the surroundings of the property. All measurements are approximate and any drawings/floorplans provided are for general guidance and are not to scale. WN Properties recommend ancillary service providers from time to time to assist you with your purchase. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider may pay us a Referral Fee. The Referral Fee is separate from your obligation to pay your fees or commission.