



Roundwood Avenue, Hutton Mount





# Roundwood Avenue Hutton Mount

£1,875,000

This exceptional six-bedroom, six-bathroom family home boasts contemporary, flexible accommodation designed for modern living. The expansive open-plan living area seamlessly connects the living room, dining room, and kitchen/breakfast room making it perfect for family gatherings and entertaining. On the ground floor, you'll find a separate sitting room, a utility room and a ground floor bedroom featuring a dressing room and en-suite shower room. Additionally, there's a second ground floor bedroom with a study area and its own en-suite shower room. Upstairs, three more bedrooms are arranged around a stylish galleried landing, with two of them benefiting from en-suite bathrooms, alongside an additional shower room for convenience. Situated at the end of a long driveway, the property is accessed via Roundwood



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PROPERTIES

Avenue, ideally located near Shenfield Broadway and the mainline station. The beautifully landscaped gardens, spanning a quarter of an acre, envelop the side and rear of the residence, providing a serene outdoor space. We highly recommend an internal inspection to truly appreciate this outstanding property. EPC C.

## Entrance Hall

**Open Plan Living Room** 18' 6" x 17' 2" (5.63m x 5.23m)

**Dining Room** 17' 0" x 12' 4" (5.18m x 3.76m)

**Kitchen** 13' 10" x 12' 10" (4.21m x 3.91m)

**Breakfast Area** 12' 8" x 12' 2" (3.86m x 3.71m)

**Utility Room** 8' 11" x 6' 3" (2.72m x 1.90m)

**Sitting Room** 21' 2" x 12' 3" (6.45m x 3.73m)

**Bedroom** 12' 4" x 11' 10" (3.76m x 3.60m)

**Dressing Room** 9' 0" x 6' 6" (2.74m x 1.98m)

**En-suite Shower** 9' 0" x 6' 5" (2.74m x 1.95m)

**Bedroom** 10' 8" x 10' 6" (3.25m x 3.20m)

**Study Area** 5' 11" x 4' 9" (1.80m x 1.45m)

**En-suite** 6' 10" x 5' 11" (2.08m x 1.80m)

**Bedroom** 13' 0" x 10' 5" (3.96m x 3.17m)

## First Floor Landing

**Bedroom** 15' 11" x 18' 6" (4.85m x 5.63m)

**En-suite Bathroom** 12' 3" x 10' 2" (3.73m x 3.10m)

**Bedroom** 17' 8" x 13' 0" (5.38m x 3.96m)

**En-suite Shower** 9' 1" x 7' 3" (2.77m x 2.21m)

**Bedroom** 15' 10" x 13' 10" (4.82m x 4.21m)

**Shower Room** 9' 3" x 7' 3" (2.82m x 2.21m)

**Double Garage** 16' 6" x 16' 0" (5.03m x 4.87m)











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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Council Tax Band G

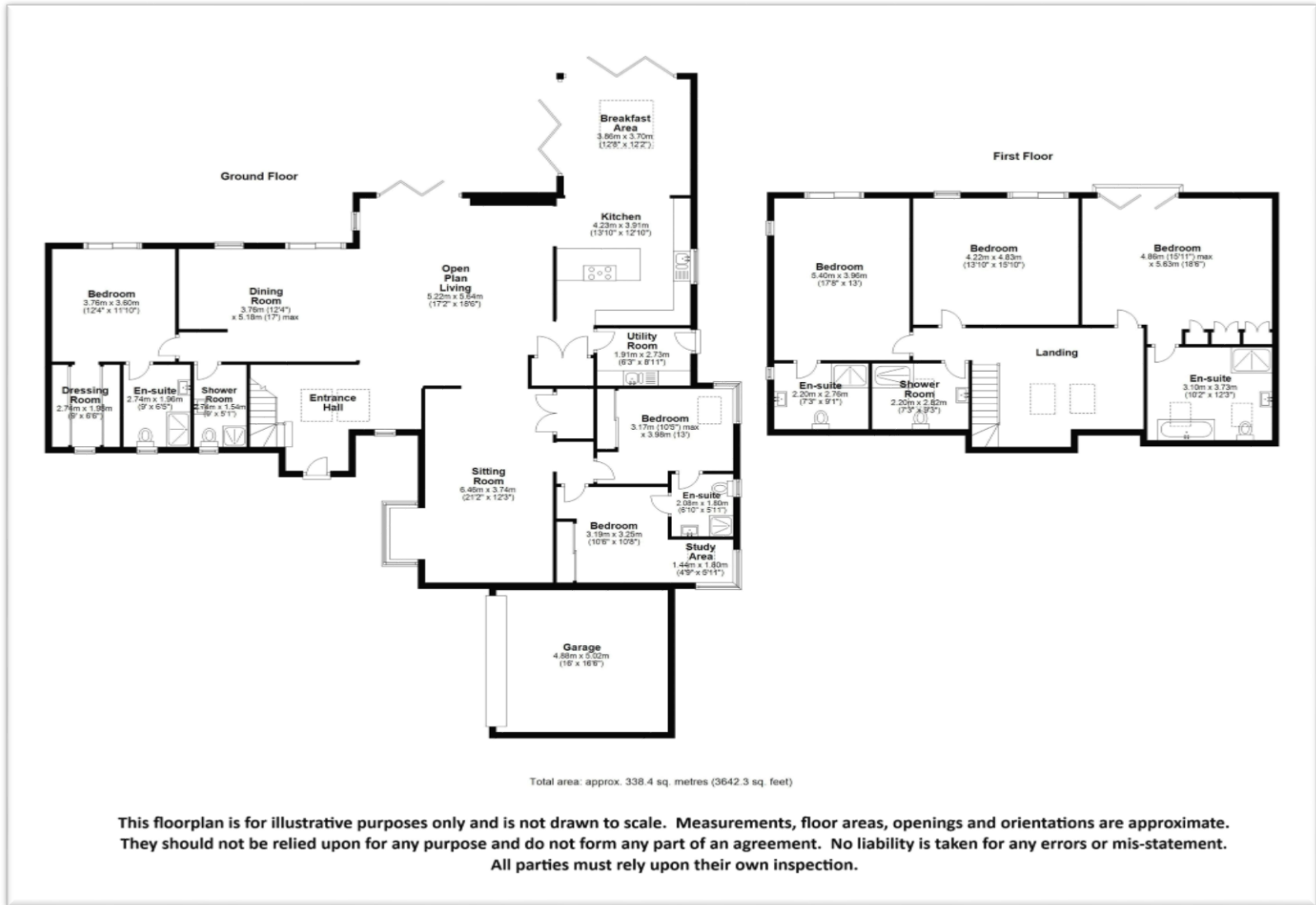
148 Hutton Road  
Shenfield

Essex CM15 8NL

01277 225191

admin@wnproperties.co.uk

wnproperties.co.uk



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