



Heronway, Hutton Mount



GUIDE PRICE

£2,000,000 - £2,500,000

Situation

Set within the prestigious private estate of Hutton Mount, this exceptional home is just 1 mile from Shenfield Station, offering fast links to London Liverpool Street (approx. 25 minutes) and access to the Elizabeth Line.

Accommodation

A substantial three-storey, six-bedroom detached residence set on circa 0.3 acres, blending elegant period character with refined modern finishes. Features include parquet flooring, decorative coving, exposed beams, and feature log burners. The ground floor offers a welcoming entrance hall, multiple reception rooms including a lounge, playroom and study, and an impressive open-plan kitchen/dining space with skylights and bi-fold doors opening onto the garden. A utility room and garage complete this level.

The first floor comprises four bedrooms (two en-suite), a dressing room, study, and a stylish family bathroom. The second floor provides two further double bedrooms,



additional dressing/study space, and a bathroom.

Externally

A beautifully landscaped, east-facing rear garden offers privacy and ideal entertaining space, while the front provides a driveway for multiple vehicles. EPC D

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. (subject to terms and conditions).

Entrance Hall

Cloakroom

Living Room 16' 11" x 14' 3" (5.15m x 4.34m)

Playroom 15' 11" x 12' 4" (4.85m x 3.76m)

Lounge 17' 8" x 15' 11" (5.38m x 4.85m)

Kitchen 17' 9" x 13' 6" (5.41m x 4.11m)

Dining Room 17' 9" x 14' 10" (5.41m x 4.52m)

Study 12' 4" x 9' 8" (3.76m x 2.94m)

Utility room 7' 8" x 7' 8" (2.34m x 2.34m)

Garage 20' 0" max x 10' 1" (6.09m x 3.07m)

First Floor Landing

Bedroom One 18' 4" x 15' 4" (5.58m x 4.67m)

En-suite 9' 3" x 9' 0" (2.82m x 2.74m)

Dressing Room 9' 11" x 9' 0" (3.02m x 2.74m)

Bedroom Two 15' 11" x 10' 8" (4.85m x 3.25m)

En-suite 9' 0" x 6' 4" (2.74m x 1.93m)

Bedroom Three 14' 3" x 10' 11" (4.34m x 3.32m)

Study 10' 9" x 8' 6" (3.27m x 2.59m)

Family Bathroom 12' 1" x 5' 10" (3.68m x 1.78m)

Second Floor Landing

Bedroom Four 12' 9" x 11' 11" (3.88m x 3.63m)

Bedroom Five 15' 4" x 9' 6" (4.67m x 2.89m)

Dressing Room 7' 7" x 4' 11" (2.31m x 1.50m)

Study 10' 4" x 7' 8" (3.15m x 2.34m)











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PROPERTIES



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	79
(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

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Council Tax Band H

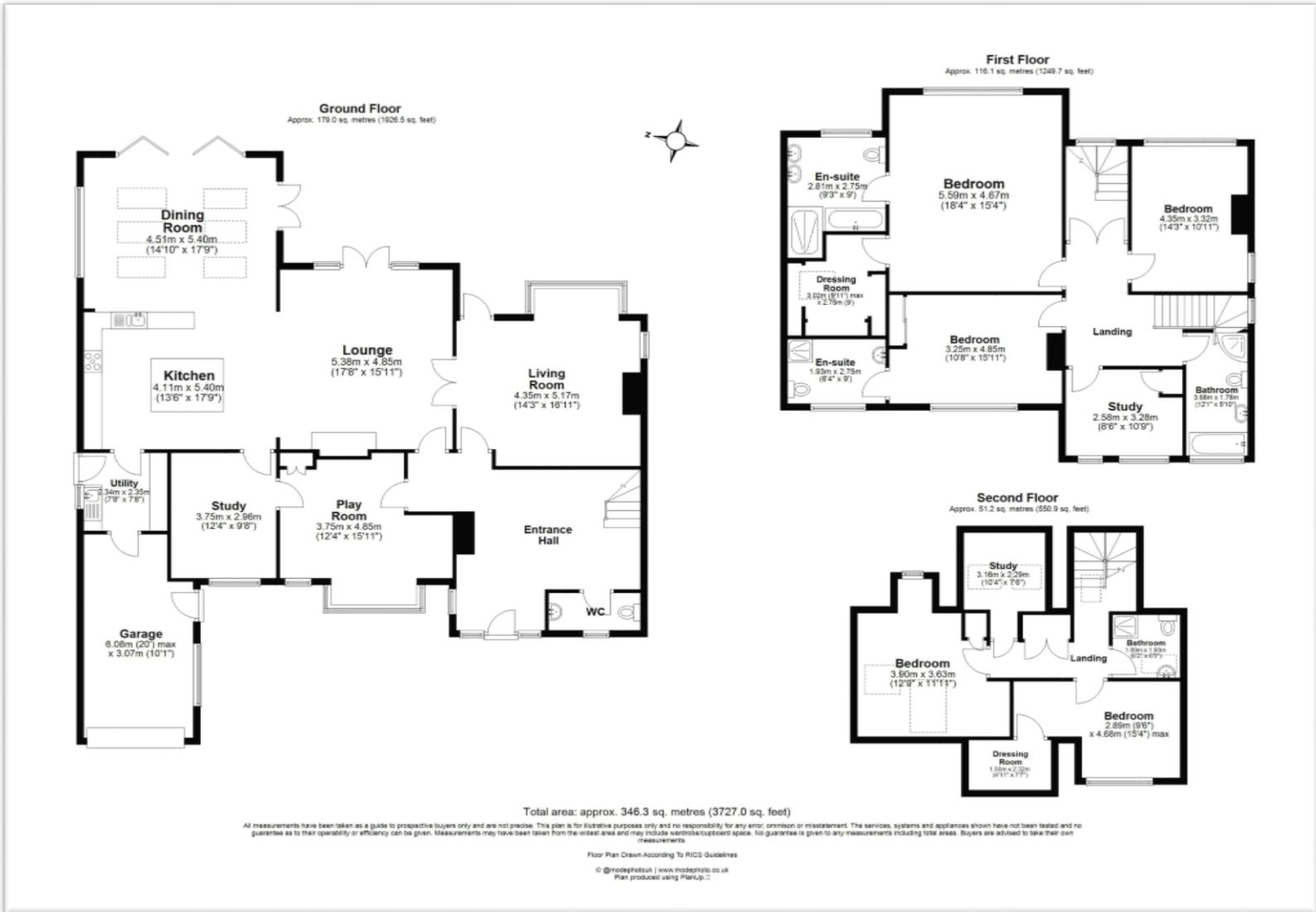
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