



Longaford Way, Hutton



PROPERTIES



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Hutton

Price Guide £2,500,000 -
£2,600,000

An exceptional and substantial five-bedroom detached residence set within approximately 0.49 acres, located in the highly sought-after private Hutton Mount Estate in Shenfield. This impressive family home offers spacious and well-balanced accommodation throughout. The ground floor features a superb open-plan kitchen with central island, seamlessly flowing into a bright dining area enhanced by a large skylight. In addition, there are generously proportioned separate living and lounge areas, a ground floor W.C., utility room, and a dedicated office—ideal for modern family living and home working. Upstairs, the first floor comprises five well-sized bedrooms, two family bathrooms, and two en-suite shower rooms. The principal suite is particularly impressive, accessed via a walk-in wardrobe and benefitting from both an en-suite shower room and an additional en-suite bathroom with twin sinks, creating a luxurious private retreat. Externally, the property boasts a prominent frontage with gated access leading to a shingled driveway providing ample parking for multiple vehicles. To the rear, a beautifully



landscaped garden features a newly laid patio area, perfect for outdoor entertaining. The overall plot extends to approximately 0.48 acres. Further benefits include a detached double garage and a separate outbuilding with power, offering excellent additional storage or potential for a variety of uses. EPC TBC 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. In addition, it provides Mover Protection, which may help recover certain costs if your sale or purchase falls through due to circumstances beyond your control (subject to terms and conditions).



W N

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Monday	
Tuesday	
Wednesday	
Thursday	Lasagne
Friday	Steak Fry
Saturday	Macaroni Cheese
Sunday	Burgers









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Energy Efficiency Rating

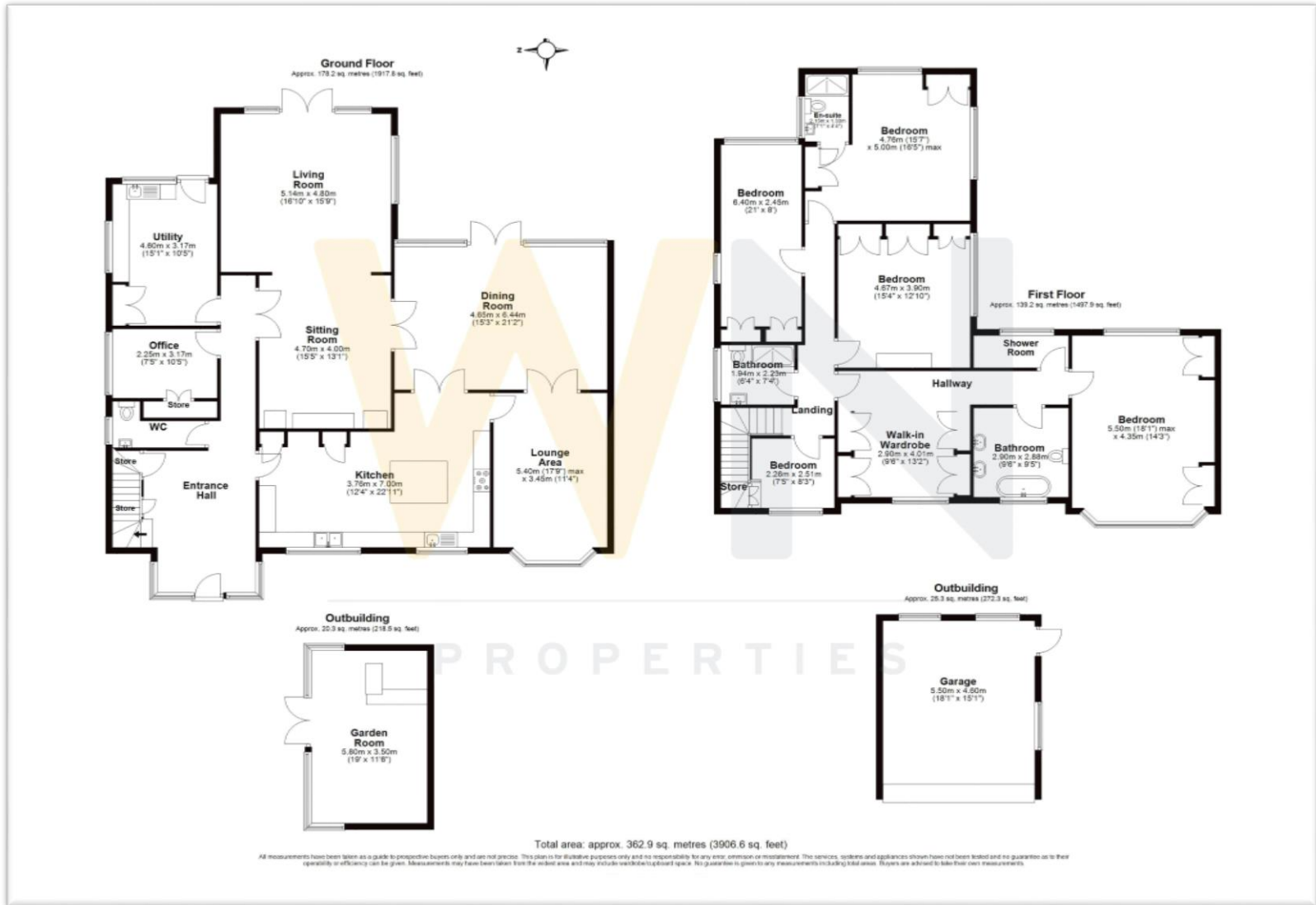
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	75	78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

Council Tax Band

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