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PROPERTIES

Rayleigh Road, Hutton

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Asking Price £950,000

Set within a mature, tree-lined plot, this substantial four-bedroom detached family home offers generously proportioned accommodation throughout and presents an excellent opportunity for a purchaser to modernise and create a superb long-term family residence. The ground floor begins with a welcoming entrance hall incorporating useful storage and a guest cloakroom/WC. To the front of the property is a comfortable lounge, providing an ideal space for relaxing, whilst to the rear a spacious living room enjoys attractive views over the garden through large windows and doors, allowing natural light to flood the room. A separate dining room provides the perfect setting for family meals and entertaining guests. The kitchen/breakfast room offers ample space for everyday living and is complemented by a separate utility room with direct access to the garden. Additional reception space, including a conservatory and further dining area, adds flexibility to the layout, although these areas would benefit from updating to suit modern lifestyles and requirements. The first floor features four exceptionally well-proportioned double bedrooms. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a family bathroom. The generous room sizes throughout make this an ideal home for growing families. Externally, the property



is approached via a large driveway providing off-street parking for several vehicles and leading to a substantial double garage. To the rear, the secluded garden enjoys a high degree of privacy, surrounded by mature trees and established planting, creating a peaceful outdoor setting for relaxation and entertaining. The property offers excellent scope for further improvement and modernisation, together with potential to extend, subject to the necessary planning consents, allowing purchasers the opportunity to create a truly exceptional home tailored to their own tastes and requirements. Ideally positioned just 0.6 miles from Shenfield Mainline Station and the vibrant high street, the property enjoys convenient access to a wide range of shops, restaurants and amenities. Highly regarded schools, including St Martin's School and Brentwood School (subject to acceptance criteria), are within easy reach, along with excellent transport links, making this a highly desirable location for families and commuters alike. An internal viewing is highly recommended to fully appreciate the space, potential and enviable setting on offer. EPC C

Living Room 16' 2" x 19' 9" (4.92m x 6.02m)

Lounge 9' 3" x 12' 5" (2.82m x 3.78m)

Dining Room 12' 0" x 11' 9" (3.65m x 3.58m)

Kitchen 12' 0" x 7' 11" (3.65m x 2.41m)

Dining Area 9' 3" x 7' 11" (2.82m x 2.41m)

Conservatory 9' 3" x 5' 2" (2.82m x 1.57m)

Utility 12' 0" x 5' 2" (3.65m x 1.57m)

Principal Bedroom 12' 0" x 10' 7" (3.65m x 3.22m)

Bedroom 12' 0" x 8' 2" (3.65m x 2.49m)

Bedroom 14' 0" x 11' 8" (4.26m x 3.55m)

Bedroom 9' 3" x 12' 5" (2.82m x 3.78m)

Family Bathroom 9' 3" x 8' 2" (2.82m x 2.49m)

Double Garage 17' 0" x 16' 3" (5.18m x 4.95m)







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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band G

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