



MEACOCK & JONES

Ashleigh, 43
Heronway
House - Detached
Located in Hutton
Mount

**Offers Over
£1,750,000**



enquiries@meacockjones.co.uk

www.meacockjones.co.uk

01277 218485

Ashleigh Heronway Hutton Mount

Brentwood | Essex | CM13 2LQ



An Exceptional Family Residence on one of Hutton Mount's Premier Roads

Occupying a prime position within the prestigious Hutton Mount Estate, this deceptively spacious and highly individual detached residence enjoys an enviable setting on Heronway, just a short walk from Shenfield Elizabeth Line Railway Station, the vibrant Broadway and excellent local schools.

Originally constructed in 1971, the property has been thoughtfully presented to create an outstanding contemporary family home extending to approximately 2,588 sq ft (240 sq m), including the garage, whilst retaining tremendous flexibility for modern family living. Positioned on a beautifully established plot of approximately 0.267 acre, the property benefits from mature landscaped gardens, extensive off-street parking and a superb level of privacy.

Adding further appeal, the property is offered with no onward chain and benefits from approved planning permission (Brentwood Borough Council Ref: 24/01373/FUL) for the demolition of the existing dwelling and construction of a substantial three-storey luxury residence, providing purchasers with an exciting opportunity either to enjoy the existing home or create one of Hutton Mount's finest contemporary homes.



Ashleigh Heronway

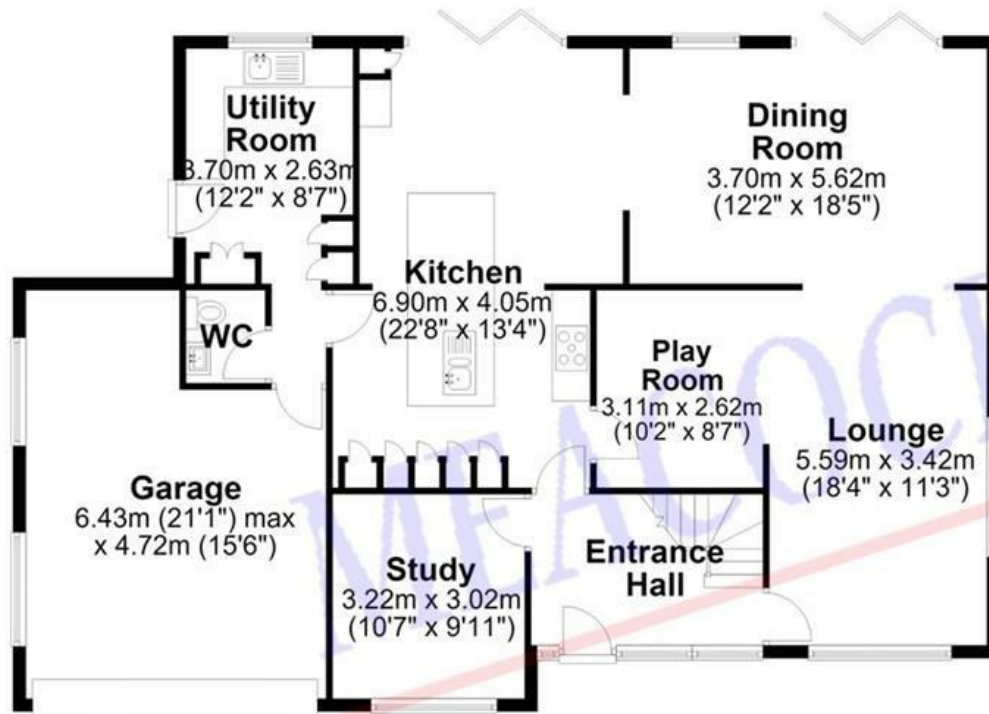
Offers Over £1,750,000

- Prime Hutton Mount location close to Shenfield Elizabeth Line Station & Broadway
- Private plot of approximately 0.267 acres
- Contemporary style open-plan kitchen/breakfast room with central island
- Utility room, loft room & excellent storage throughout
- Planning permission approved for a substantial replacement dwelling (24/01373/FUL)
- Spacious detached family home of approx. 2,588 sq ft
- Four bedrooms, two en-suites & family bathroom
- Three generous reception rooms plus study
- Security gate, large garage & extensive driveway parking
- Offered with no onward chain





Ground Floor



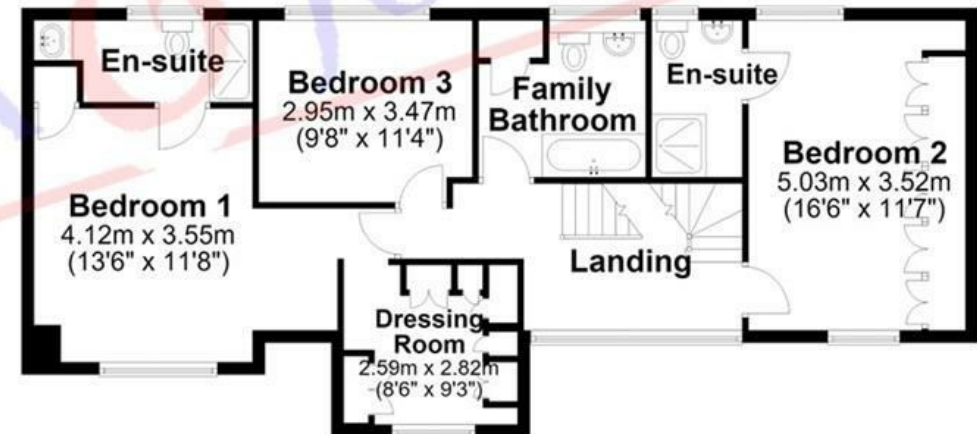
APPROX INTERNAL FLOOR AREA
 MAIN HOUSE 213 SQ M 2290 SQ FT
 GARAGE 27 SQ M 298 SQ FT
 TOTAL 240 SQ M 2588 SQ FT
 (EXCLUDING EAVES)

This plan is for layout guidance only and is
NOT TO SCALE

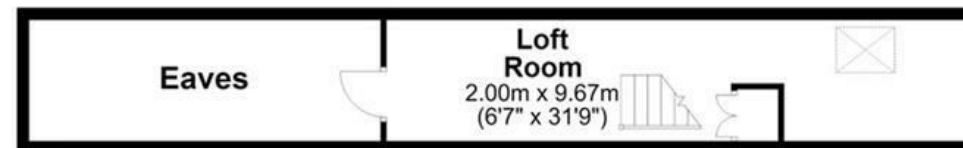
Whilst every care is taken in the preparation
 of this plan, please check all dimensions,
 shapes & compass bearings before making
 any decisions reliant upon them.

Copyright Meacock & Jones

First Floor



Second Floor



MEACOCK & JONES

106 Hutton Road
Shenfield
Essex
CM15 8NB

01277 218485

enquiries@meacockjones.co.uk

www.meacockjones.co.uk

Council Tax Band: G

Local Authority: Brentwood Borough Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
92-91	B		
81-61	C		
51-41	D		
31-21	E		
21-11	F		
1-10	G		
No energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations or statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of their professional representatives. All measurements, areas and distances given are approximate. We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order. Any fixtures or fittings detailed in these particulars are not necessarily included in the sale price and Meacock & Jones and their staff accept no liability for any errors contained therein.

