



Hutton Road, Shenfield

£325,000



Key Features

- NO ONWARD CHAIN
- SHORT WALK TO SHENFIELD STATION & ELIZABETH LINE
- FIRST-FLOOR APARTMENT
- TWO WELL-PROPORTIONED BEDROOMS
- APPROX. 725 SQ FT
- PRIVATE BALCONY
- EPC rating D
- Leasehold





Offered for sale with no onward chain, this spacious and well-proportioned two-bedroom first-floor apartment enjoys a highly convenient position in the heart of Shenfield, set back from Hutton Road and within a short walk of Shenfield Broadway and mainline station.

Extending to approximately 725 sq ft, the accommodation begins with a particularly generous private entrance porch leading into the central hallway, which benefits from useful built-in storage.



The bright and spacious lounge/dining room provides ample space for both comfortable seating and a dedicated dining area, with access onto a private balcony. Positioned separately from the main living space, the fitted kitchen offers a range of wall and base units, work surfaces and space for appliances.

There are two well-proportioned bedrooms, including a particularly generous principal double bedroom, while the second bedroom offers excellent flexibility as a guest room, child's bedroom or home office. A bathroom completes the internal accommodation.

Externally, residents benefit from permit parking within the communal parking area. The location is a particular highlight, with Shenfield Broadway's excellent selection of shops, cafes, restaurants and everyday amenities all within easy walking distance.

For commuters, Shenfield Station is just a short walk away, providing fast and frequent services

into London Liverpool Street, together with the Elizabeth Line offering direct connections across central London and towards Heathrow Airport.

Combining generous accommodation, a private balcony, excellent storage and an exceptionally convenient central location, this chain-free apartment represents an attractive opportunity for first-time buyers, commuters, investors or those seeking a well-connected home in Shenfield.

OPTION TO PURCHASE A GARAGE: A garage may also be available to purchase separately as an optional addition to the apartment, providing valuable additional parking or storage. The garage is available by separate negotiation, is not included within the advertised asking price and is strictly subject to availability at the time of agreement. Please contact WN Properties for further information.

Porch 5.18m x 2.03m (17'0" x 6'8")

Hallway 4.44m x 1.55m (14'7" x 5'1")

Lounge/ Dining 4.82m x 2.97m (15'10" x 9'8")

Kitchen 2.46m x 3.06m (8'1" x 10'0")

Bedroom 2.73m x 4.57m (9'0" x 15'0")

Bedroom 2.36m x 3.15m (7'8" x 10'4")

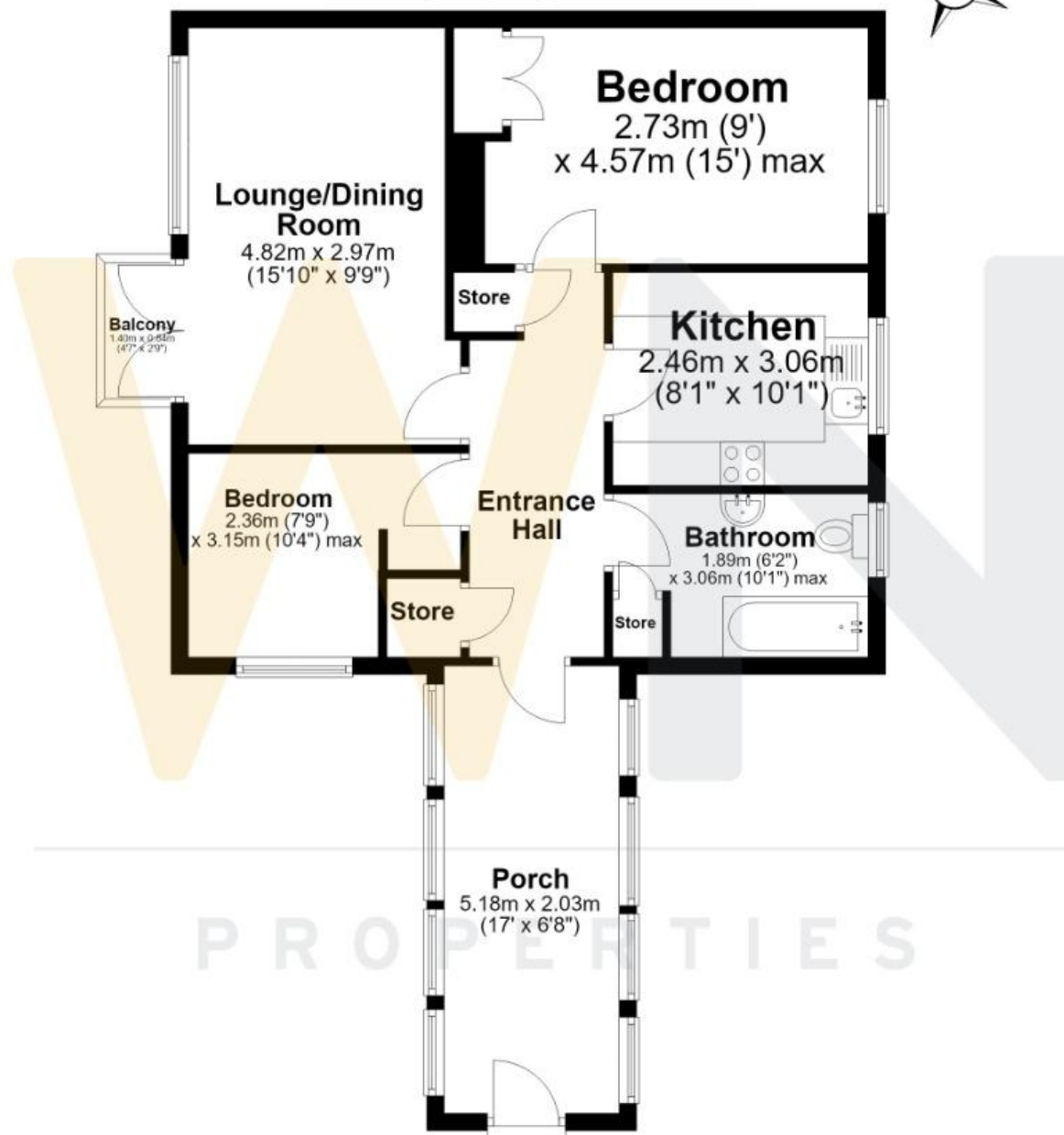
Family Bathroom 1.89m x 3.06m (6'2" x 10'0")

Balcony 1.4m x 0.84m (4'7" x 2'10")



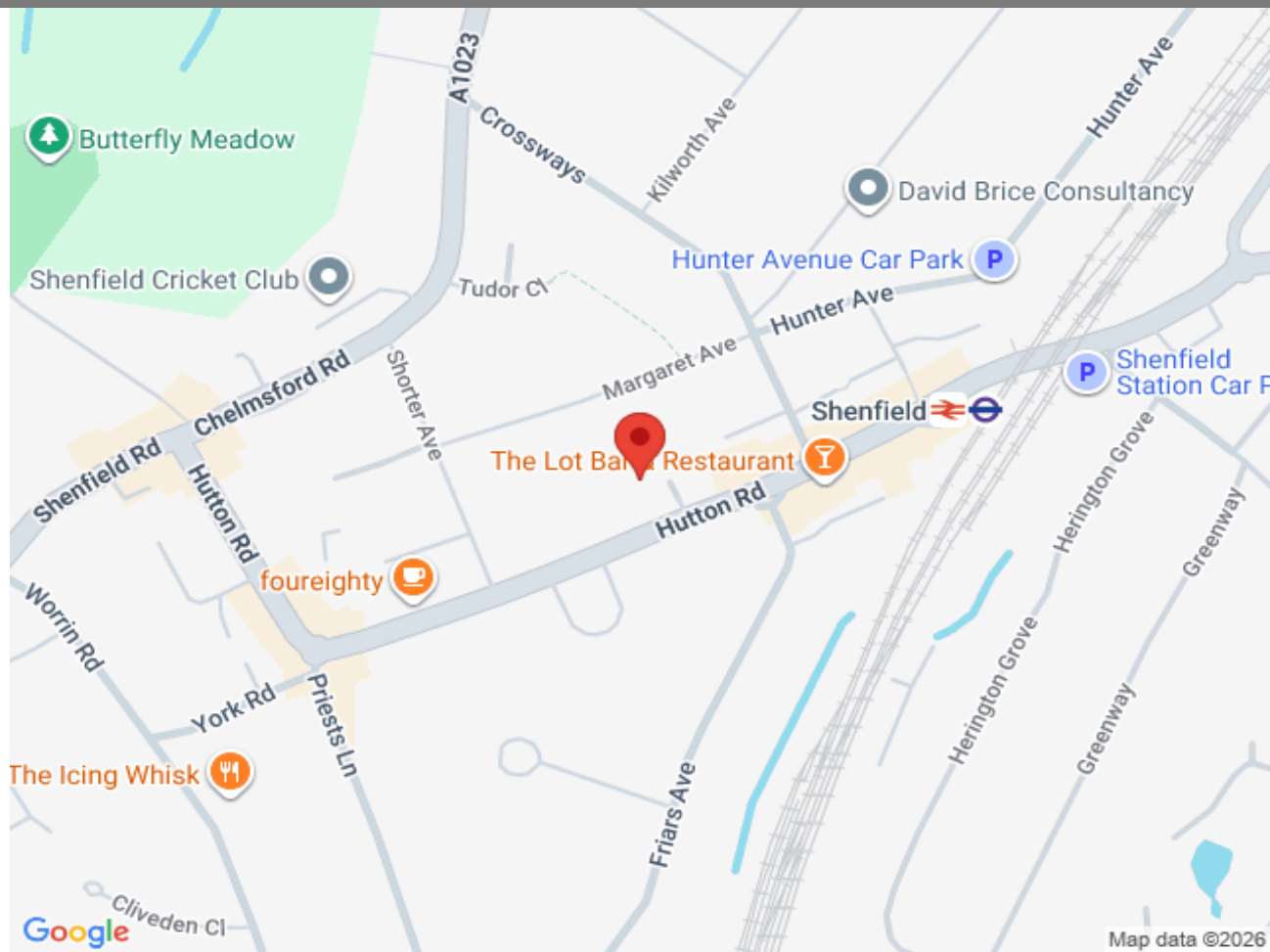
First Floor

Approx. 67.4 sq. metres (725.1 sq. feet)
(excluding Balcony)



Total area: approx. 67.4 sq. metres (725.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

