



Heronway, Hutton Mount



FIRST TIME AVAILABLE IN THIRTY-THREE YEARS

A unique opportunity to acquire this family home situated within one of the most prestigious positions on the private residential estate of Hutton Mount. The property stands in 0.61 of an acre (STLS) with a commanding 149' road frontage which provides a rare opportunity for expansion or redevelopment. A carriage driveway via brick piers and electric gates leads to a large parking area at the front and side of the property which in turn leads to a superb, secluded, rear garden that benefits from a south west facing aspect. The existing accommodation comprises, reception hall with return staircase leading to a part galleried landing, three reception rooms, cloakroom, spacious kitchen/breakfast room and laundry room. There are four first floor double bedrooms, ensuite bathroom, shower room and additional cloakroom. In addition to the attached double garage there is a further timber constructed garage that could be converted to a studio or home gym if preferred. Heronway is approximately 0.7 miles from Shenfield Shopping Broadway with its multiple shopping facilities and mainline railway station offering a fast and frequent rail service to London's Stratford International (15 mins.) and Liverpool Street (23 mins.). When complete, Shenfield will be the eastern terminus for Crossrail which will offer a frequent central London service (Bond Street approx. 48 minutes) together with enhanced links to Heathrow and the Thames Valley. EPC D.

Price on Application

to view **01277 225191**

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- Reception Hall** 14' 4" x 12' 10" (4.37m x 3.91m) Oak entrance door, with turned staircase rising to first floor, double doors;
- Lounge** 24' 0" x 14' 10" (7.31m x 4.52m) A delightful dual aspect room, ornamental fire surround, patio doors overlooking and leading to rear garden, door to;
- Lobby** Window to rear, door to;
- Playroom/Games Room** 16' 9" x 14' 10" (5.10m x 4.52m) Dual aspect with patio doors overlooking and leading to garden.
- Cloakroom** Pedal storage handbasin, fitted coat and shoe cupboard, door to separate WC. WC and ceramic tiled walls.
- Dining Room** 14' 0" x 12' 10" (4.26m x 3.91m) **Currently** used as a TV room, window overlooking the rear garden.
- Kitchen/Breakfast Room** 20' 10" x 14' 10" (6.35m x 4.52m) Breakfast area with built in larder cupboard, patio doors overlooking the rear garden, and open plan access to kitchen area via a peninsular unit, fitted with breakfast bar, Kitchen area; fitted with a comprehensive range of cream coloured base and wall units, complimented by oak style work surfaces, integrated dishwasher, double oven, gas hob with extractor hood above and integrated fridge freezer, door to;
- Laundry Room** Matching fitted cupboard, sink and space for appliances.
- First Floor Landing** Semi galleried landing, large walk in linen cupboard, doors to;
- Master Bedroom** 14' 8" to rear of wardrobes x 12' 9" to front of fitted wardrobes (4.47m x 3.88m) Fitted with a comprehensive range of wardrobes, side drawers, dressing table and drawers, door to;
- En Suite** 13' 0" x 6' 0" plus eaves recess (3.96m x 1.83m) Free standing claw foot bath and Sanitan wash hand basin and WC, large shower.
- Bedroom 2** 12' 9" to rear of wardrobes x 10' 8" (3.88m x 3.25m) Fitted wardrobes, side cabinet, dressing table and chest of drawers.
- Bedroom 3** 15' 0" x 11' 3" to rear of wardrobes (4.57m x 3.43m) Fitted wardrobes and dressing table.
- Bedroom 4** 15' 0" x 9' 9" plus door recess (4.57m x 2.97m) Dormer window to rear aspect.
- Shower Room** Corner shower, wash hand basin and WC.
- Separate WC** WC and wash hand basin.
- Externally** The property stands in 0.61 of an acre (STLS). It enjoys a wide frontage of 149', the front garden is accessed by electric gates to a carriage driveway leading to parking area and garage. To the side of the property there is potential for (subject to all usual applications) expansion. Side access to either side of the property leads to the secluded rear garden, which commences with a large lawn area, large evergreen trees and shrubs provide seclusion. There is a summer house to the side and an additional timber construction that could be used as a studio or home gym.







Total area: approx. 261.1 sq. metres (2810.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the Floor Plan, measurement of doors, windows and any other item are approximate and no responsibility is taken for any error, omission or mis statement, The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.



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Please note – complete accuracy of these particulars cannot be guaranteed. Always check the details before agreeing to purchase, this includes checking on the existence of relevant permissions. All measurements are approximate, fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale. Drawings/floorplans are provided for general guidance and are not to scale.

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