



119 Woodland Avenue, Hutton

Brentwood

In Excess of £475,000



## 119 Woodland Avenue

Hutton, Brentwood

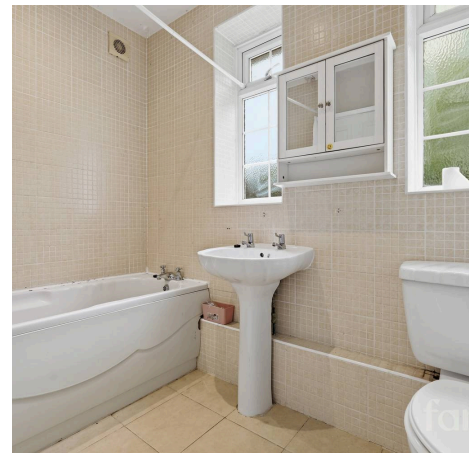
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- South facing garden
- Off-road parking
- Garage
- Extended Kitchen diner
- Open plan kitchen and dining area
- No onward chain
- Shenfield station is less than 1 mile away, connecting you to the Elizabeth line, and fast trains to Stratford (15 mins) and London Liverpool station (23 mins)
- Access to some excellent schools including Long Ridings School (sta)





**Porch**

**Entrance Hallway**

**Dining Room**

16' 1" x 7' 7" (4.89m x 2.31m)

**Kitchen**

11' 11" x 8' 7" (3.62m x 2.61m)

**Living Room**

13' 6" x 11' 0" (4.12m x 3.35m)

**Bedroom 1**

12' 8" x 10' 6" (3.85m x 3.19m)

**Bedroom 2**

11' 5" x 8' 8" (3.48m x 2.64m)

**Bedroom 3**

8' 1" x 6' 10" (2.46m x 2.08m)

**Bathroom**

8' 1" x 5' 7" (2.46m x 1.71m)

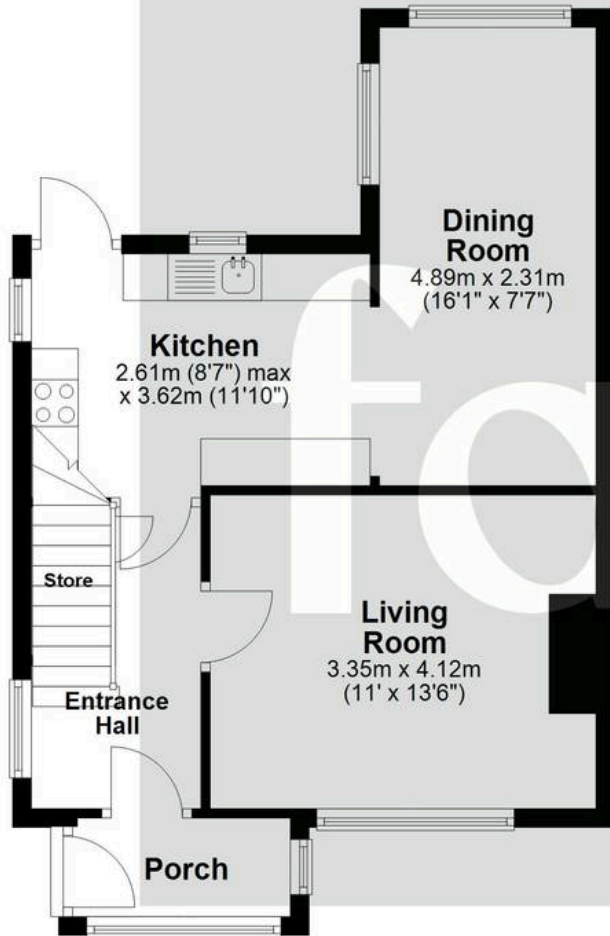
**Garage**

16' 3" x 9' 5" (4.96m x 2.88m)



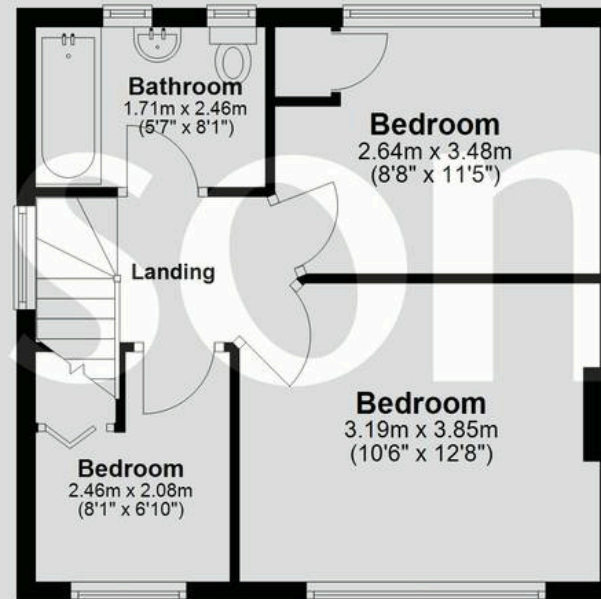
## Ground Floor

Approx. 43.9 sq. metres (472.9 sq. feet)



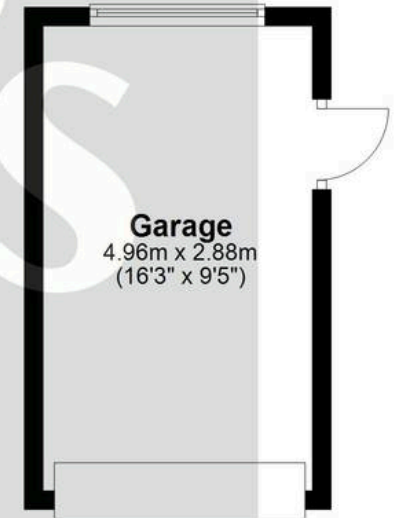
## First Floor

Approx. 35.7 sq. metres (384.6 sq. feet)



## Outbuilding

Approx. 14.3 sq. metres (153.6 sq. feet)



Total area: approx. 93.9 sq. metres (1011.1 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. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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