



**MEACOCK & JONES**

5 Bedrooms

House - Detached

Located in Hutton

**Guide Price £950,000**



[enquiries@meacockjones.co.uk](mailto:enquiries@meacockjones.co.uk)

[www.meacockjones.co.uk](http://www.meacockjones.co.uk)

01277 218485

# 115 Rayleigh Road Hutton

Brentwood | Essex | CM13 1LX



Meacock & Jones are delighted to present for sale this exceptional five-bedroom 1930s detached family home, beautifully arranged over three floors and offered with no onward chain. Situated within close proximity to Shenfield Broadway, Mainline Railway Station and Crossrail terminus, this stylish residence combines impeccable interior design and attention to detail throughout. Highly regarded schools are situated nearby including the sought after St Martin's School.

From the spacious entrance hall with elegant Amtico flooring and downstairs cupboard, this beautifully presented home offers a warm and stylish welcome. The formal living room draws light from a bay window creating an inviting space to relax and unwind. To the rear of the property is the outstanding and versatile open plan kitchen/family/dining area which overlooks the private southeast facing garden. The kitchen is comprehensively fitted with a high quality range of units comprising base cupboards, drawers and matching wall cabinets. Quartz worktops and integrated appliances further elevate the space, combining timeless design with modern convenience. A separate utility room provides space and plumbing for domestic appliances.

On the first floor the spacious principal bedroom enjoys views over the rear garden and benefits from a stylish, well-appointed dressing room. This floor also offers two further generously sized double bedrooms and a comfortable single room currently being used as a study. A luxuriously appointed family bathroom completes the accommodation on this floor. The top floor includes an additional double bedroom and bathroom.

The garden commences with a raised patio area of an ideal size for entertaining, a well maintained lawn and a versatile garden room/outbuilding with power, ideal as a home office or gym, plus side storage. A spacious resin driveway at the front provides ample parking.



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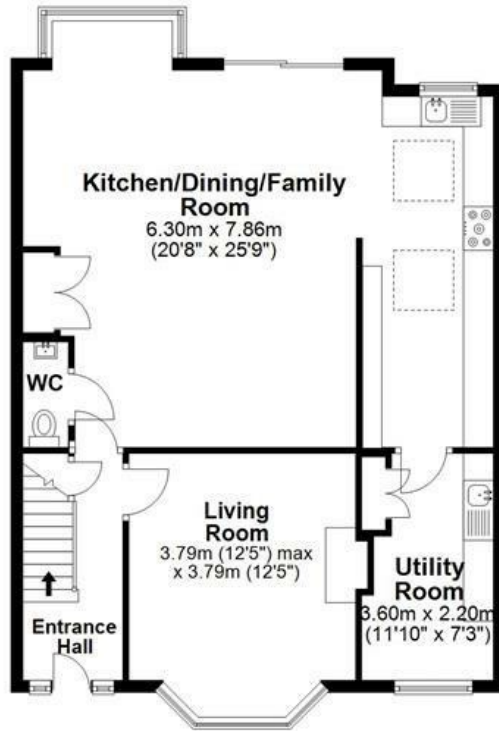
- Five Bedroom Detached Home
- Magnificent Open Plan Kitchen/Dining/Family Room
- Two Bathrooms
- Southeast Facing Rear Garden
- Close to Shenfield Broadway and Mainline Railway Station
- Formal Living Room
- Utility Room
- Beautifully Presented Throughout
- Garden Room/Home Office
- NO ONWARD CHAIN





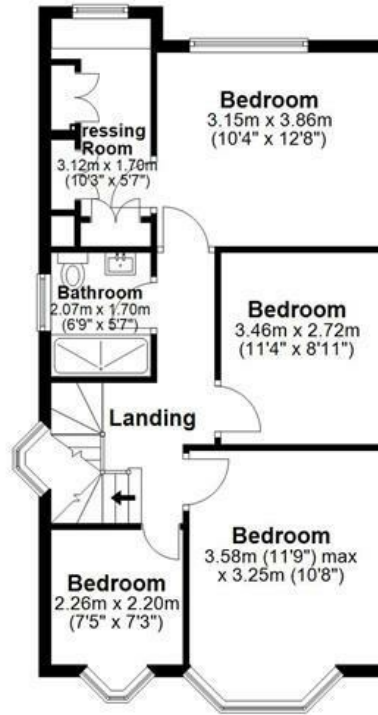
## Ground Floor

Approx. 80.0 sq. metres (861.4 sq. feet)



## First Floor

Approx. 57.8 sq. metres (621.9 sq. feet)



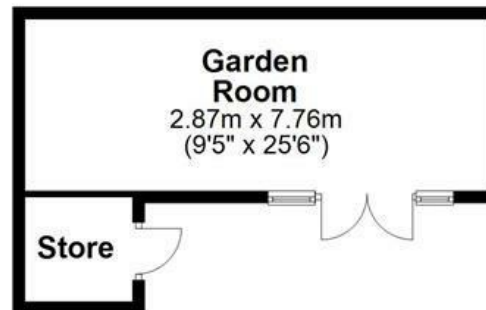
## Second Floor

Approx. 28.9 sq. metres (310.9 sq. feet)



## Outbuilding

Approx. 25.9 sq. metres (278.5 sq. feet)



Total area: approx. 192.6 sq. metres (2072.7 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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Rayleigh Rd

**Spacious Entrance Hall**

**Living Room**

12'5 max x 12'5

**Open Plan Kitchen/Family/Dining Area**

20'8 x 25'9

**Utility Room**

11'10 x 7'3

**Ground Floor WC**

**First Floor Landing**

**Bedroom One**

10'4 x 12'8

**Dressing Room**

10'3 x 5'7

**Bedroom Two**

11'4 x 8'11

**Bedroom Three**

11'9 x 10'8

**Bedroom Four**

7'5 x 7'3

**Family Bathroom**

6'9 x 5'7

**Second Floor Landing**

**Bedroom Five**

19'9 x 9'

**Bathroom**

5'7 x 7'5

**Rear Garden**

**Garden Room/Outbuilding**

9'5 x 25'6

**Store Room**

**Front Garden - Driveway**

**MEACOCK & JONES**

106 Hutton Road

Shenfield

Essex

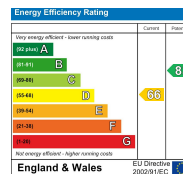
CM15 8NB

01277 218485

enquiries@meacockjones.co.uk

**Council Tax Band:**

**Local Authority:**



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.

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