



**95 Whittington Road**

**Hutton**

**Offers over £325,000 - £350,000**

**MEACOCK & JONES**

\*Initial offers are invited in the region of £325,000 to £350,000\*

A bright and spacious two double bedroom terraced home located in a sought-after part of Hutton. Benefitting from two double bedrooms, a fitted kitchen/diner, large sitting room and off-street parking. Located 0.9 miles from Shenfield Mainline Station and high street, which has a nice selection of shops and eateries. Fast train links connect to London Liverpool Street in as little as 23 minutes, plus there is the convenience of direct trains to Heathrow Airport via the Elizabeth Line. Offered to the market with no onward chain, this appealing property would benefit from modernisation and would be the perfect purchase for first time buyers or a small family.

- Two Double Bedrooms
- 35' X 18' South Easterly Rear Garden
- Easy Access To Shenfield Elizabeth Line Station
- Good Local Schools
- Family Bathroom
- Off Street Parking
- Large Sitting Room
- Opportunity To Modernise, Add Value & Enlarge (STPP)
- Open Plan Kitchen/Diner
- No Onward Chain



### Entrance Hall

From beneath a sheltered entrance, a UPVC front door with obscure double glazed inserts and panel to the side, opens to entrance hall. A staircase rises to the first floor landing.

### Sitting Room 13'7 (max) x 12' (max) (4.14m (max) x 3.66m (max))



A bright and spacious room, drawing maximum light from a wide UPVC double glazed window to the front elevation. Radiator. Feature wood effect flooring. Archway to kitchen.

### Kitchen/Diner 15'3 x 7'9 (4.65m x 2.36m)



Fitted with wood effect laminate units that comprise base cupboards, drawers and matching wall cabinets, along two walls. A contrasting marble effect work top incorporates a stainless steel effect sink unit with mixer tap and tiled splashbacks. Space for oven cooker, washing machine and refrigerator. Wall mounted gas fired boiler. The kitchen is of an adequate size to accommodate a dining table and chairs. UPVC double glazed windows overlook the south easterly rear garden and a UPVC double glazed door opens to the garden terrace. Under stairs storage space could accommodate a pantry, or useful deep cupboard, if required. Radiator. Wood effect flooring.

### Landing

Access to loft storage. Double doors open to a linen cupboard. Double glazed window to front aspect. Doors to all rooms.

### Bedroom One 11'7 x 10'7 (3.53m x 3.23m)



A large, well proportioned bedroom, drawing maximum light from a UPVC double glazed window to the rear aspect. Radiator.

### Bedroom Two 10'7 (max) x 10' (max) (3.23m (max) x 3.05m (max))



A good sized double bedroom, illuminated by UPVC

double glazed windows to the front elevation, with radiator fitted below.

**Family Bathroom**



Fitted with a white suite comprising a panel enclosed bath with handgrips, mixer tap, hand held shower attachment and wall mounted shower with glass shower screen. Vanity wash hand basin with mixer tap, white gloss cupboards below and a back to wall WC with concealed cistern. Tiling to walls with decorative border and tiling to the floor. UPVC obscure double glazed window to the rear aspect.

**Rear Garden 35' x 18' (10.67m x 5.49m)**




The rear garden has the benefit of a south easterly elevation, so is in sunshine, throughout much of the day. Running across the rear of the property is a crazy paved terrace. The garden is mainly laid to lawn, with mature conifer hedgerow that extends along both side boundaries. To the rear of the garden is a hardstanding area and a gate provides practical rear access. Side access to the front of the house.

**Front Garden**



Laid to brick paviour driveway to provide spacious off street parking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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