



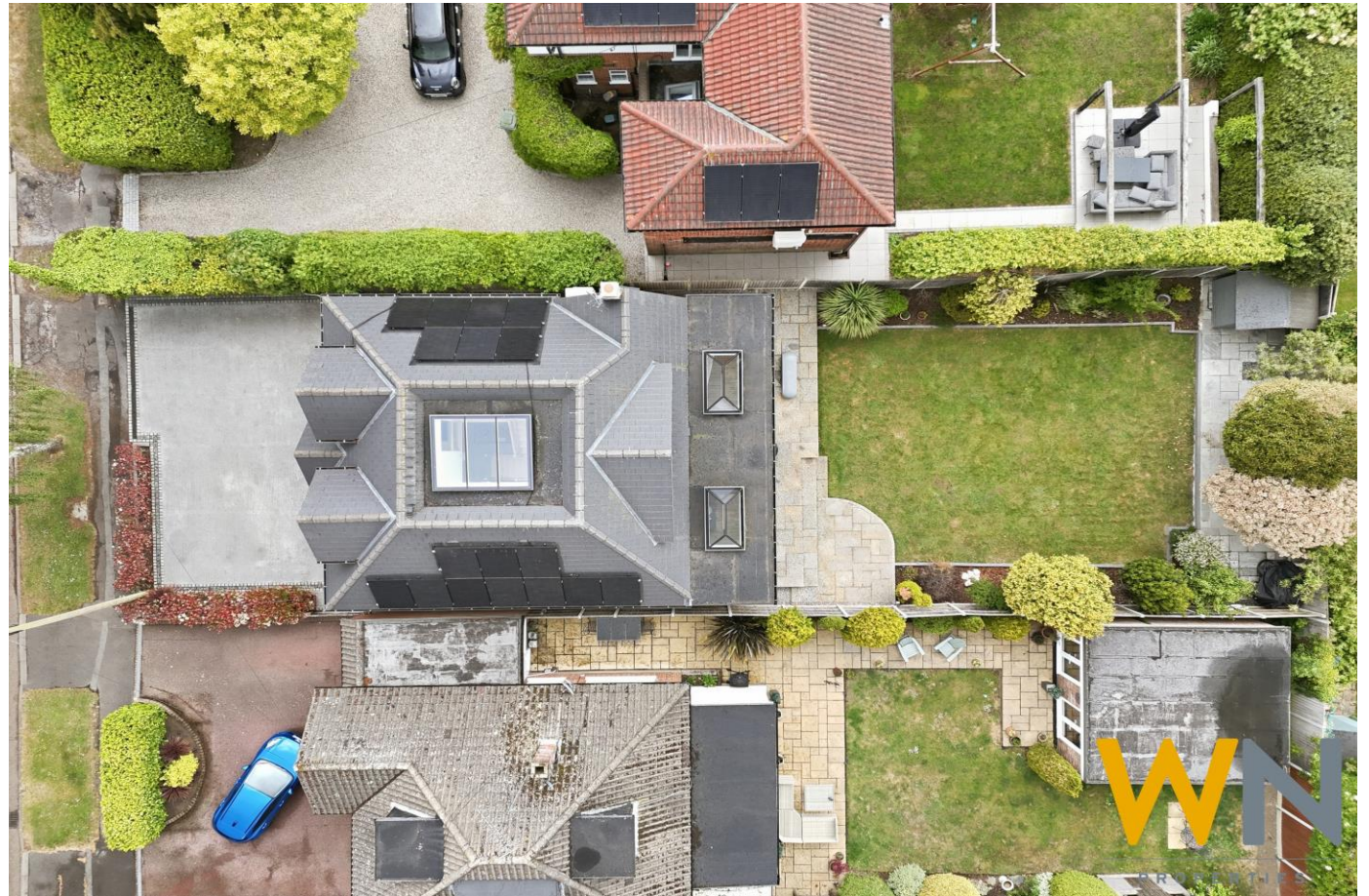
Tennyson Road, Hutton

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PROPERTIES

# Tennyson Road Hutton

Asking Price £1,100,000

Deceptively spacious and beautifully presented throughout and situated in the sought after Hutton Poet's location, a superb four bedroom detached home offering well planned accommodation. Large bright hallway leads to the delightful kitchen/breakfast/family room with wide bi-fold doors to the garden with laundry room adjacent. Large lounge/dining room is also open plan to the kitchen area. Ground floor shower room and separate cloakroom and three double bedrooms complete this floor. The master bedroom suite on the first floor enjoys a semi vaulted ceiling which leads to the dressing room and luxurious bathroom. There is also an open plan study area on this level. Externally the resin driveway provides parking for numerous cars and side access leads to the landscaped rear garden. St Martins School (subject to acceptance is nearby and Shenfield station and Broadway are within a mile. EPC C.



An Anti-Money Laundering (AML) check is required for both buyers and sellers and is carried out through our legal partner at a fee of £65 per property, payable at the point of instruction. This service also includes access to a legal advice helpline, where qualified solicitors are available to support you with any queries throughout your moving process.

**Living Room** 11' 11" x 14' 2" (3.63m x 4.31m)

**Kitchen/Diner** 14' 10" x 15' 3" (4.52m x 4.64m)

**Lounge** 11' 9" x 8' 8" (3.58m x 2.64m)

**Bedroom 1** 11' 9" x 20' 10" (3.58m x 6.35m)

**Dressing room** 8' 5" x 8' 9" (2.56m x 2.66m)

**Bedroom 2** 10' 0" x 12' 11" (3.05m x 3.93m)

**Bedroom 3** 11' 0" x 20' 10" (3.35m x 6.35m)

**Study** 10' 9" x 11' 8" (3.27m x 3.55m)







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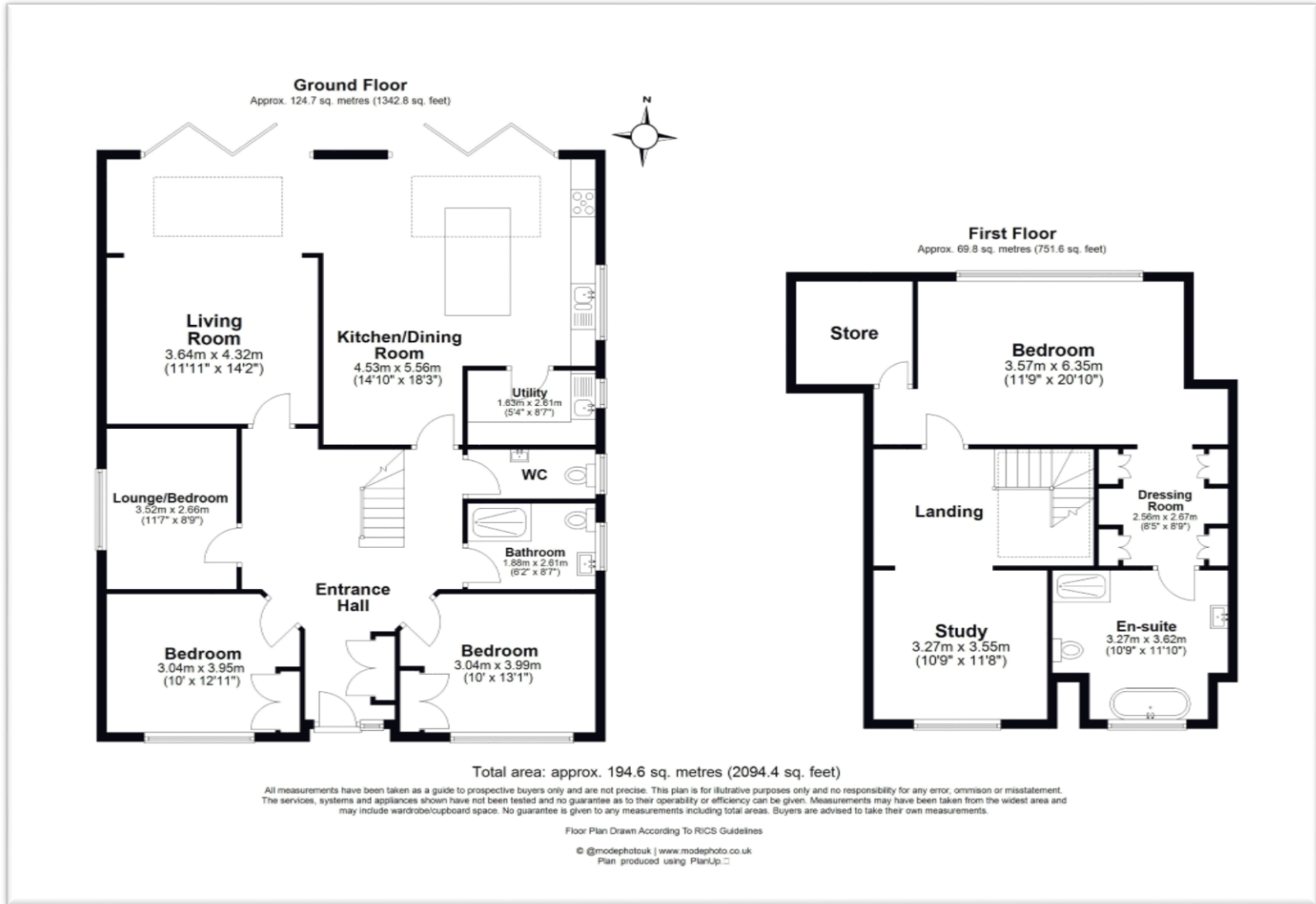


Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band G

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Every effort has been made to ensure the complete accuracy of these particulars, however they cannot be guaranteed. Always check before agreeing to purchase. This includes checking on the existence of relevant permissions, services/utilities, fixtures, fittings and appliances which have not been tested by WN Properties and there is no guarantee that they are in working order or fit for purpose. Photographs are for general information and it cannot be inferred that any items shown are included in the sale or within the ownership of the seller and therefore must be verified by your legal representative. No assumptions can be made from any description or image, relating to the type of construction, structural condition or the surroundings of the property. All measurements are approximate and any drawings/floorplans provided are for general guidance and are not to scale. WN Properties recommend ancillary service providers from time to time to assist you with your purchase. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider may pay us a Referral Fee. The Referral Fee is separate from your obligation to pay your fees or commission.