



MEACOCK & JONES

4 Bedrooms

House - Semi-Detached

Located in Hutton

**Guide Price
£600,000 - £650,000**



enquiries@meacockjones.co.uk

www.meacockjones.co.uk

01277 218485

31 Edwards Way Hutton

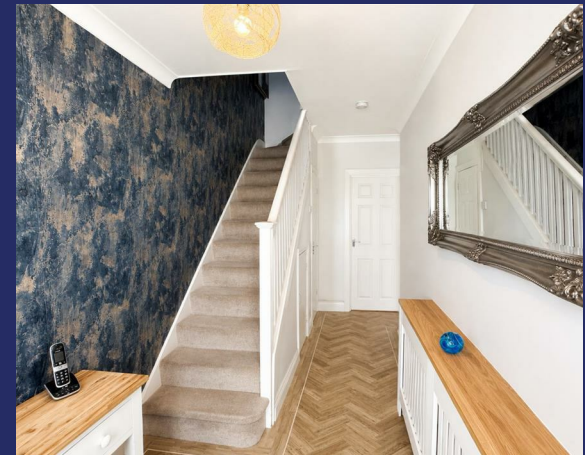
Brentwood | | CM13 1BT



****Initial offers invited in the region of £600,000 - £650,000**** An excellent opportunity to acquire this extended bay-fronted four bedroom semi-detached family home with spacious accommodation arranged over three floors. Occupying a peaceful cul-de-sac position with views across a pleasant green to the front and located just a short distance from Shenfield Broadway, the mainline railway station with fast Elizabeth Line services into London, and falls within the sought after St. Martin's School catchment area.

Accommodation commences with a bright and spacious entrance hall featuring elegant Amtico flooring and a ground floor cloakroom. The well-proportioned living room benefits from a bay window and attractive stone fireplace with gas inset fire, flowing into the dining room to create an ideal entertaining space. To the rear, the open-plan kitchen is flooded with natural light from a roof lantern and bi-folding doors opening onto the south-east facing garden. The kitchen is fitted with Shaker-style units, contrasting wooden work surfaces, underfloor heating, integrated appliances and a central island with wine cooler and breakfast seating for four. A separate utility room provides further storage, appliance space and access to the garden.

The second floor provides three well-proportioned bedrooms, with the principal bedroom benefiting from floor-to-ceiling built-in wardrobes offering excellent storage. The contemporary family bathroom is well appointed, featuring a separate bath and a walk-in shower. Stairs rise to the next level where you will find bedroom two which overlooks the rear garden and benefits from a stylish en-suite shower room.

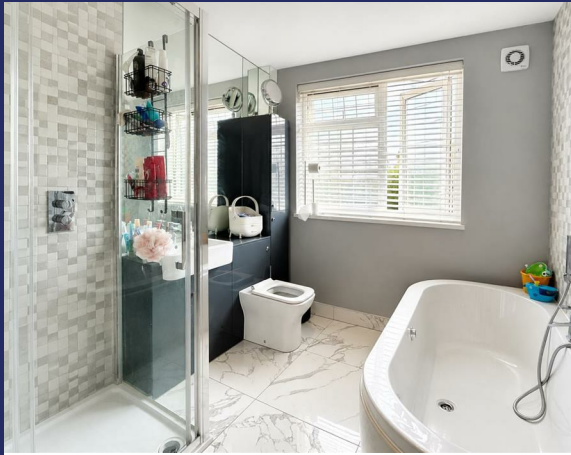


31 Edwards Way

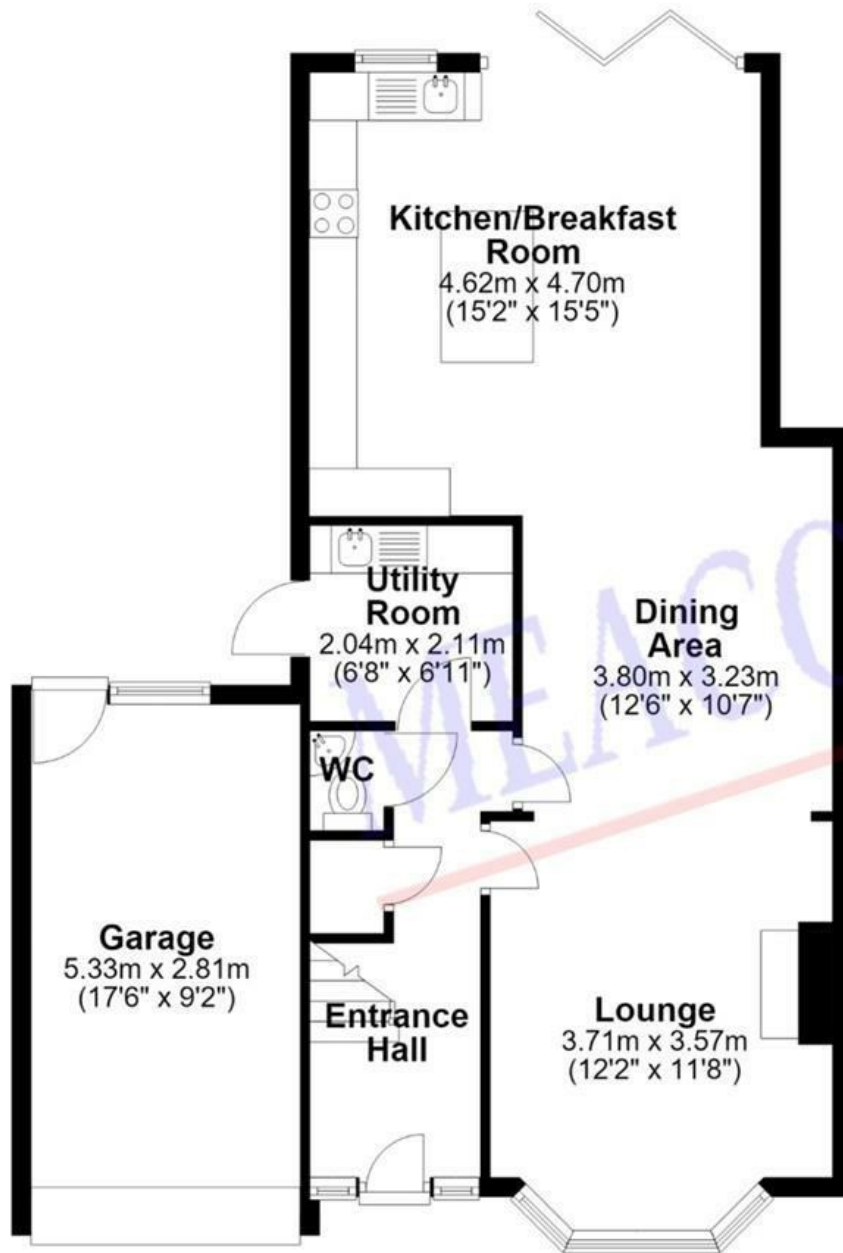
Guide Price £600,000 - £650,000 Freehold

- Four Bedroom Extended Semi-Detached House
- Living Room
- Open Plan Kitchen
- Cul-de-Sac Location
- St. Martin's School Catchment Area
- En-suite Shower Room
- Dining Room
- Utility Room
- Close to Shenfield Broadway and Mainline Railway Station

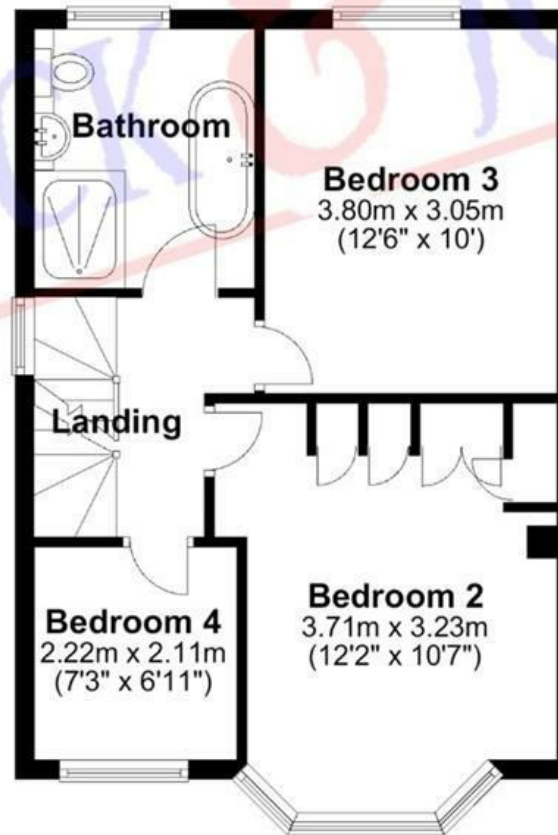




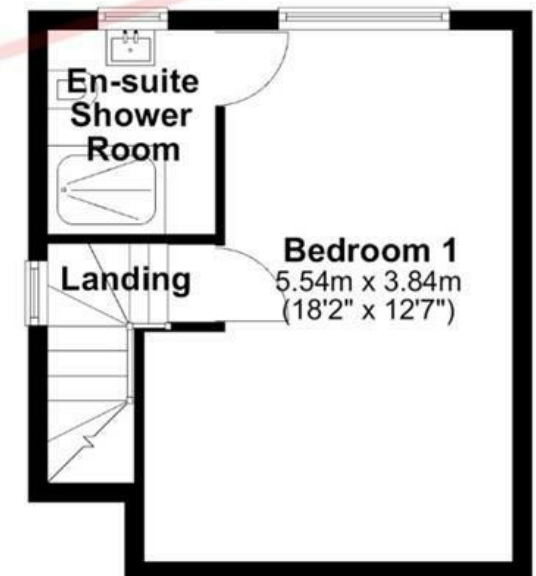
Ground Floor



First Floor



Second Floor



**APPROX INTERNAL FLOOR AREA
TOTAL 145 SQ M 1560 SQ FT
INCLUDING GARAGE**

This plan is for layout guidance only and is
NOT TO SCALE

Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.

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Accommodation Comprises of:-

Entrance Hall

Downstairs Cloakroom

Lounge

13'9 into bay x 11'7

Dining Room

10'4 x 12'3

Open Plan Kitchen

15'5 x 11'11

Utility Room

6'8 x 6'10

Second Floor Landing

Bedroom One

14'4" x 12'2" into bay > 10'6

Bedroom Three

9'9 x 12'4

Bedroom Four

7'2 x 6'9

Family Bathroom

Third Floor Landing

Bedroom Two

17'5" x 12'7" > 9'4

En-suite Shower Room

6'11 x 4'6

Externally

South-East Facing Rear Garden

Front Garden - Off Street Parking

Garage

MEACOCK & JONES

106 Hutton Road

Shenfield

Essex

CM15 8NB

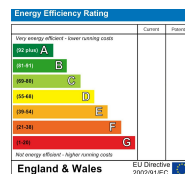
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Council Tax Band:

Local Authority:



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