



Surman Crescent, Hutton

WN  
PROPERTIES

# Surman Crescent Hutton

GUIDE PRICE: £950,000 - £975,000

Set within a quiet and highly regarded turning, this extended four-bedroom detached residence offers an exceptional opportunity to create a superb long term family home in one of Shenfield's most desirable locations. Combining generous proportions with versatile living space, the property provides excellent potential for a purchaser seeking a home they can personalise and enhance over time. The accommodation flows well throughout the ground floor and comprises a welcoming entrance hall, guest WC, spacious living room with attractive bay frontage, separate dining room and two further reception rooms which offer flexibility for use as a family room, playroom, home office or additional sitting room. The generous kitchen/breakfast room forms the heart of the home and enjoys views across the rear garden, providing excellent scope for updating and reconfiguration to suit modern family living. To the first floor there are four well proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom serving the remaining bedrooms. The layout lends itself perfectly to growing families, with bright and adaptable accommodation throughout. Externally, the property enjoys an attractive frontage with a well-maintained front garden, driveway parking and access to a single



garage. To the rear, the good sized North-Westerly facing garden is mainly laid to lawn and complemented by a generous patio area, creating an ideal setting for entertaining and outdoor family life. The property is conveniently situated within approximately 0.8 miles of Shenfield mainline station, offering excellent links into London, together with the wide range of shops, cafés, restaurants and amenities available within Shenfield Broadway. This is a rare opportunity to acquire a substantial family home in a sought-after location with enormous potential to modernise and create a truly special home for years to come. EPC D

**Living Room 20' 6" x 12' 10" (6.24m x 3.91m)**

**Dining Room 11' 4" x 12' 10" (3.45m x 3.91m)**

**Kitchen/Breakfast Room 22' 6" x 10' 0"**  
**(6.85m x 3.05m)**

**Reception Room 12' 4" x 10' 10" (3.76m x 3.30m)**

**Reception Room 10' 0" x 10' 3" (3.05m x 3.12m)**

**Study 13' 0" x 5' 9" (3.96m x 1.75m)**

**Bedroom 1 14' 10" x 11' 4" (4.52m x 3.45m)**

**En-suite 8' 0" x 9' 10" (2.44m x 2.99m)**

**Bedroom 2 13' 9" x 13' 11" (4.19m x 4.24m)**

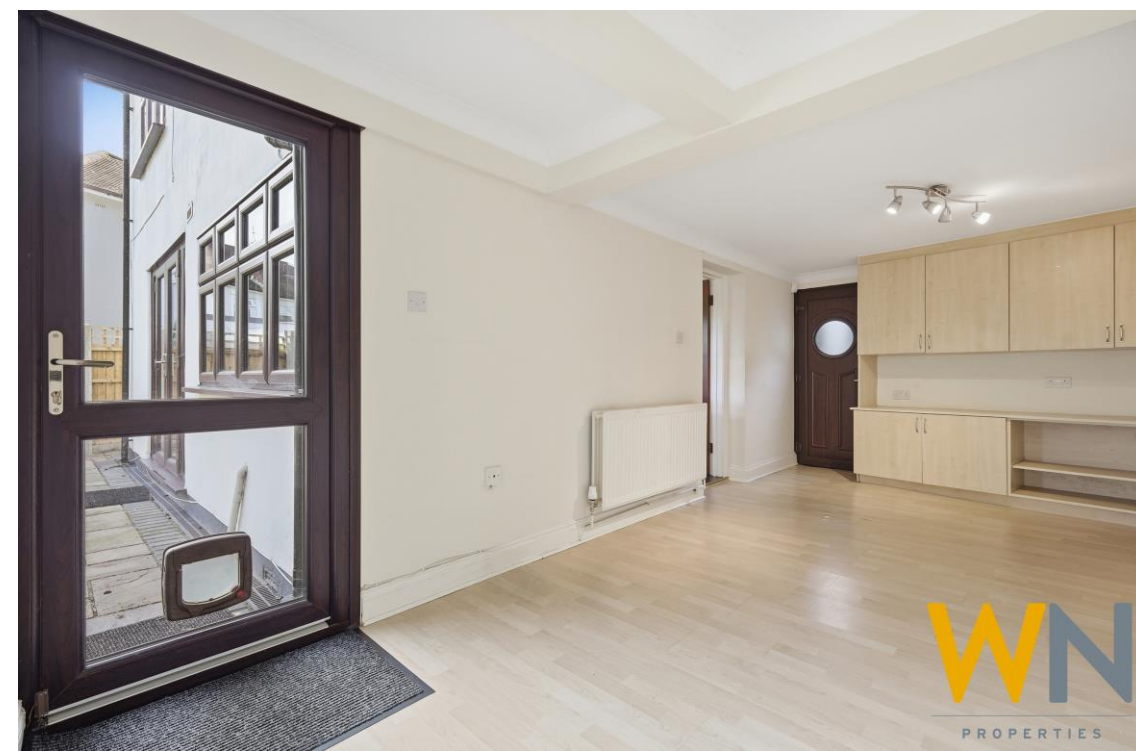
**Bedroom 3 11' 5" x 9' 10" (3.48m x 2.99m)**

**Bedroom 4 9' 4" x 9' 10" (2.84m x 2.99m)**

**Family Bathroom 6' 7" x 6' 7" (2.01m x 2.01m)**

**Garage 20' 8" x 7' 4" (6.29m x 2.23m)**







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## Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 73        |
| (55-68) <b>D</b>                            | 56      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |

Address:

Sumner Crescent CM13

Council Tax Band F

148 Hutton Road

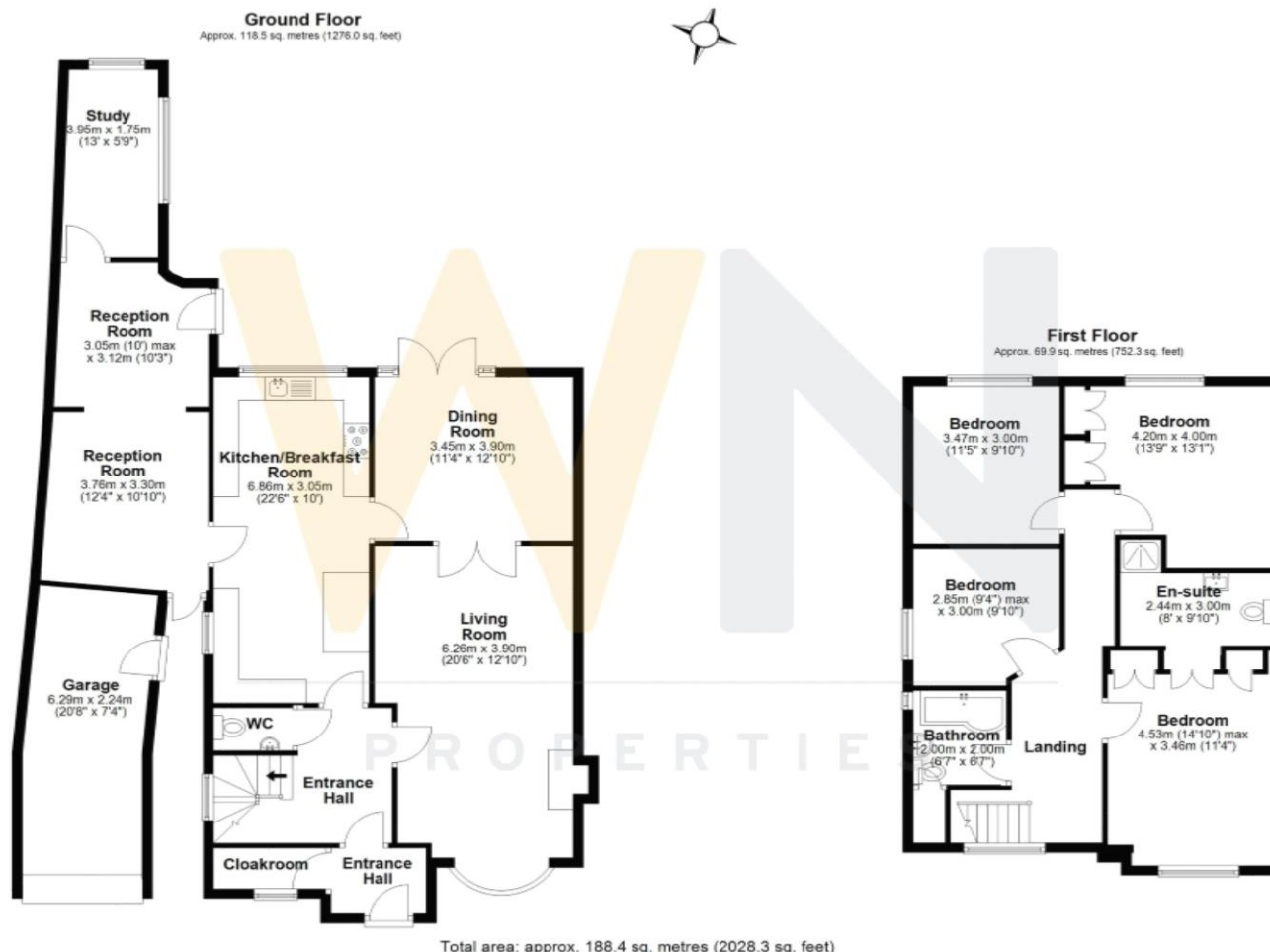
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