

## 11 WOODLAND AVENUE

### Hutton Brentwood, CM13 1EA

We are delighted to bring to market this three-bedroom family home, ideally located in the sought-after village of Hutton.

Well-presented throughout, the property boasts a modern, open-plan kitchen/dining area and a spacious, comfortable living room — perfect for both everyday living and entertaining.

Conveniently positioned just 0.7 miles from Shenfield Station, this home offers excellent transport links into London and beyond. It is also within easy reach of highly regarded local schools, making it an ideal choice for families.

- SEMI-DETACHED FAMILY HOME
- WELL PRESENTED THROUGHOUT
- STYLISH KITCHEN/DINER
- POPULAR VILLAGE OF HUTTON
- 0.7 MILES FROM SHENFIELD STATION
- THREE BEDROOMS
- EASY REACH OF HIGHLY REGARDED SCHOOLS
- GARAGE

Guide Price £625,000





## Description

The internal accommodation begins with a welcoming entrance hall that leads into a spacious and comfortable lounge at the front of the property, featuring a charming wood-burning stove. To the rear, a stylish kitchen is fitted with a range of eye and base level units, generous worktop space, and a convenient breakfast bar. This space opens seamlessly into a bright dining area, with double doors from both the kitchen and dining space providing direct access to the rear garden, creating a wonderful indoor-outdoor flow ideal for entertaining.

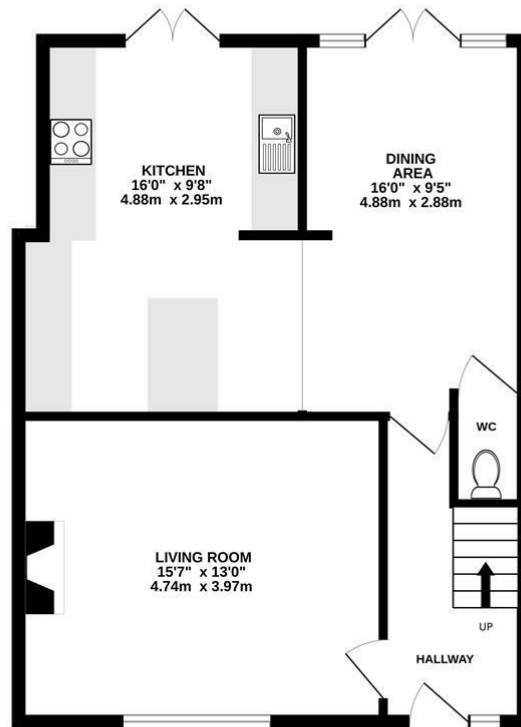
Upstairs, the first-floor landing provides access to three well-proportioned bedrooms, including a principal bedroom with built-in wardrobes. A sleek, modern family bathroom completes this level.

Externally, the rear garden begins with a paved patio area, leading to a neatly maintained lawn bordered by mature shrubs. There is also direct access to the property's garage. To the front, a block-paved driveway offers ample off-street parking.

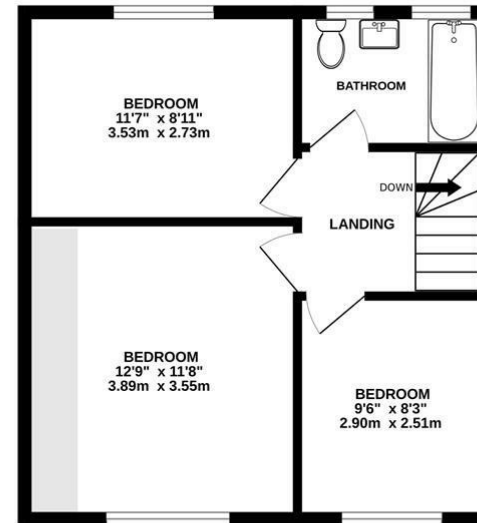




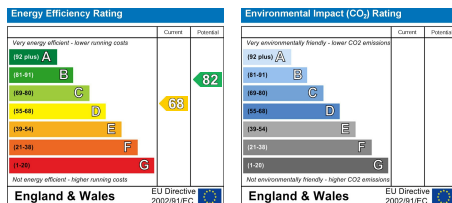
GROUND FLOOR  
610 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 1038 sq.ft. (96.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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### SERVICES:

Local Authority: Brentwood  
Council tax band: D  
Post code: CM13 1EA

### VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

### OPENING HOURS:

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

**MORTGAGE INFORMATION:** We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 260858 or visit our interactive website at [www.mortgagebusiness.net](http://www.mortgagebusiness.net)



We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website [www.keithashton.co.uk](http://www.keithashton.co.uk)

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