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## Rosen Crescent, Hutton

WN Properties are pleased to offer this superb three bedroom modern semi-detached house located within 0.9 miles walking distance from Shenfield mainline station and shopping Broadway. Accommodation comprises; bright entrance hall, lounge, modern kitchen/diner and cloakroom. Master bedroom with luxury en-suite, two further double bedrooms and family bathroom. Attractive garden and parking for two cars. Unfurnished. Flexible availability (ask agent for further details). EPC B.

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£2,100.00 pcm

Council Tax Band E



### Entrance Hall

White upvc double glazed entrance door, wood effect vinyl flooring, radiator, alarm system and spacious storage cupboard. Doors lead to;

### Lounge 16' 2" x 10' 7" (4.92m x 3.22m)

Double glazed window to front aspect, wood effect vinyl flooring and radiator.

### Kitchen/Diner 17' 8" x 9' 3" (5.38m x 2.82m)

Range of white high gloss base and wall mounted units with grey contrasting laminate work surface. Appliances include dishwasher, electric oven and gas hob with cooker hood over. Free standing fridge freezer and space for washing machine. Double glazed window and patio doors to rear aspect. Black slate effect tiled flooring and radiator. Feature slate tiled effect wall.

### Cloakroom

White suite comprises; wall mounted wash hand basin and concealed cistern WC. Wood effect vinyl flooring and obscure double glazed window to front aspect.

### Stairs and Landing

Grey carpet, airing cupboard with water cylinder, spacious storage cupboard with hanging rail. Doors lead to;

### Master bedroom 10' 9" (max) x 9' 11" (3.27m x 3.02m)

Double glazed window to front aspect, grey carpet, radiator and fitted double wardrobe with mirrored fronts. Door leads to;

### En-Suite Shower Room

White suite comprises; semi pedestal wash hand basin, concealed cistern WC and spacious fully tiled shower cubicle. Heated towel rail. Part tiled walls and tiled flooring.

### Bedroom 2 10' 9" x 8' 11" (3.27m x 2.72m)

Double glazed window to rear aspect, grey carpet and radiator.

### Bedroom 3 8' 4" x 8' 0" (2.54m x 2.44m)

Double glazed window to rear, grey carpet and radiator.

### Family Bathroom

White suite comprises; bath with panel and overhead shower, semi pedestal wash hand basin and concealed cistern WC. Part tiled walls and tiled flooring. Radiator and obscure double glazed window to front aspect.

### Externally

Attractive rear garden with patio, laid to lawn either side of pathway leading to decked area.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## HOLDING DEPOSIT

A one week holding deposit is required to secure this property. Please ask for a copy of our 'Guide for Tenants' for a full list of costs applicable to this or any of our properties. Please note your holding deposit is at risk if you withdraw from the transaction or do not disclose something that affects your ability to pass references.