



**MEACOCK & JONES**

2 Bedrooms

Maisonette

Located in Hutton

**Price Guide**  
**£274,000**



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01277 218485

# 303 Rayleigh Road Hutton

Brentwood | Essex | CM13 1PL



Set approximately 1.2 miles from Shenfield's busy high street and mainline railway station this first floor maisonette is offered with the added benefit of no onward chain and a long lease.

The accommodation is accessed via a porch with stairs rising up to the hallway, in turn leading to all the rooms. There is a bright and spacious living room, with plenty of room for sofas and chairs to set around the feature fireplace, plus a large window which floods the room with natural light, and overlooks the garden. The kitchen is a good sized room, also overlooking the garden, with a good range of shaker style units and contrasting work top space. There are two bedrooms, the main bedroom being fitted with built in wardrobes, whilst a three piece family bathroom completes the internal accommodation.

Externally there is the added advantage of a private south facing garden. There are local shops and services very close to hand, whilst Shenfield's high street shops are a short walk away, or alternatively there are regular buses that service them, along with the station, which offers a fast link into London, plus the Elizabeth Line links.

The area benefits from many excellent schools, parks, woodland, and has easy access to the main roads including the A12/M25 and the A127.

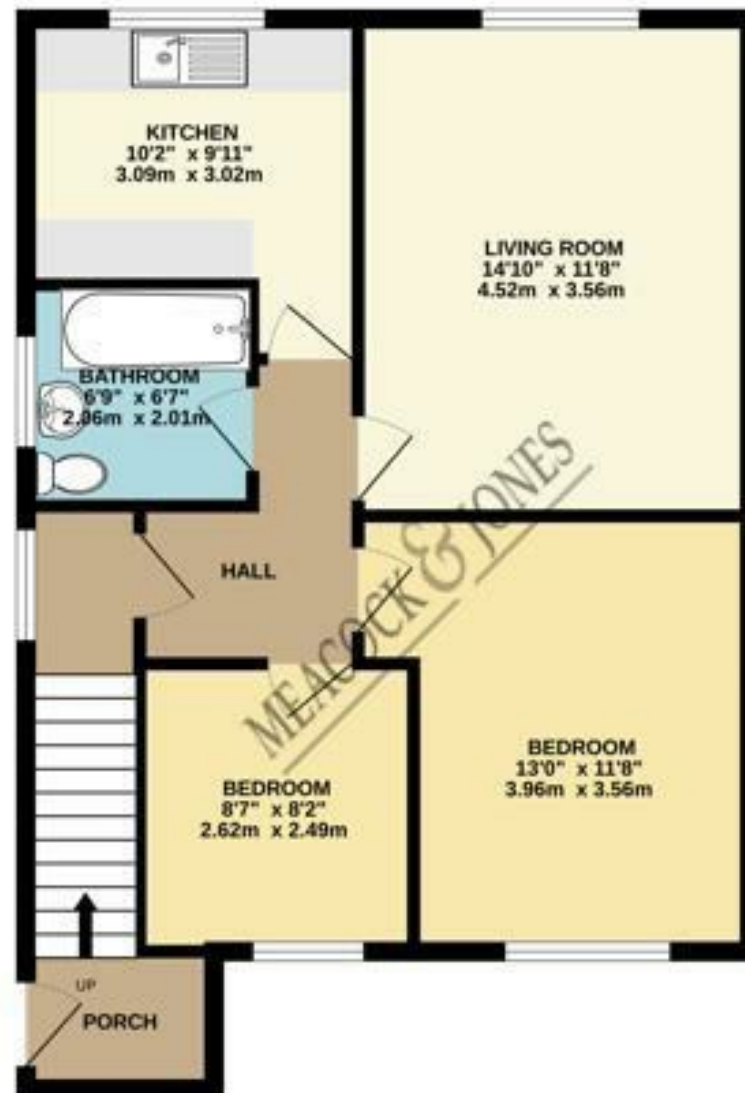
# 303 Rayleigh Road

£274,000 Leasehold

- FIRST FLOOR MAISONETTE
- SPACIOUS LIVING ROOM
- LONG LEASE
- 1.2 MILES TO SHENFIELD STATION
- TWO BEDROOMS
- OWN REAR GARDEN
- NO ONWARD CHAIN
- LOCAL SHOPS CLOSE TO HAND



GROUND FLOOR  
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA: 623 sq ft (57.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Accommodation comprises:**

**Porch**

**Entrance Hallway**

**Living Room**

14'10 x 11'8

**Kitchen**

10'2 x 9'11

**Bedroom One**

13' x 11'8

**Bedroom Two**

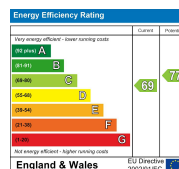
8'7 x 8'2

**Family Bathroom**

6'9 x 6'7

**Council Tax Band: C**

**Local Authority: Brentwood Borough Council**



Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations or statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of their professional representatives. All measurements, areas and distances given are approximate. We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order. Any fixtures or fittings detailed in these particulars are not necessarily included in the sale price and Meacock & Jones and their staff accept no liability for any errors contained

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