



194 Hanging Hill Lane  
Hutton | Brentwood | Essex | CM13 2QH

FINE & COUNTRY

# 194 Hanging Hill Lane

Opportunities like this are rare. Set on an established plot of around 0.36 acres, this detached three bedroom chalet offers exceptional scope to extend and create your dream home – with planning permission granted to create a substantial five bedroom 380 sq. m. residence.

The existing house is of traditional brick construction with double glazing and gas central heating. Inside there are bright, extended living spaces including a family room, dining room, and living room, all with garden views. The fitted kitchen is to the front aspect, featuring quartz worktops and space for a range cooker and an American fridge-freezer. The third bedroom is across the hallway, featuring a bay window. There is also a ground floor cloakroom and utility room to the rear of the garage. The first floor offers two double bedrooms with dressing areas and a newly fitted family bathroom with roll-top bath and separate shower.

To the front of the property there is generous off-street parking and an integral garage with workshop/utility and door to the garden. The highlight is the 200ft west-facing garden, perfect for family life and entertaining, beautifully established with mature trees including fruit trees and a spacious patio and lawned areas.

The added value to this property is the Planning Consent obtained by the current owners - Planning Reference: Brentwood Borough Council 23/01515/HHA - Two storey front and rear extensions, single storey rear extension, side extension with integral garage, new first floor extension to create second storey, new open porch, roof-lights to main roof, fenestration changes and internal alterations.

This property is about space, location and potential – whether you choose to enjoy it as is or transform it into a landmark family home.

Just a short walk from the highly sought-after St Martins Senior School with an easy walk along Mount Avenue to Shenfield main line station (including Elizabeth Line services) and Shenfield Broadway with its independent stores, cafe's and restaurants. Access to other premium schools nearby and excellent main road links (A12/M25).

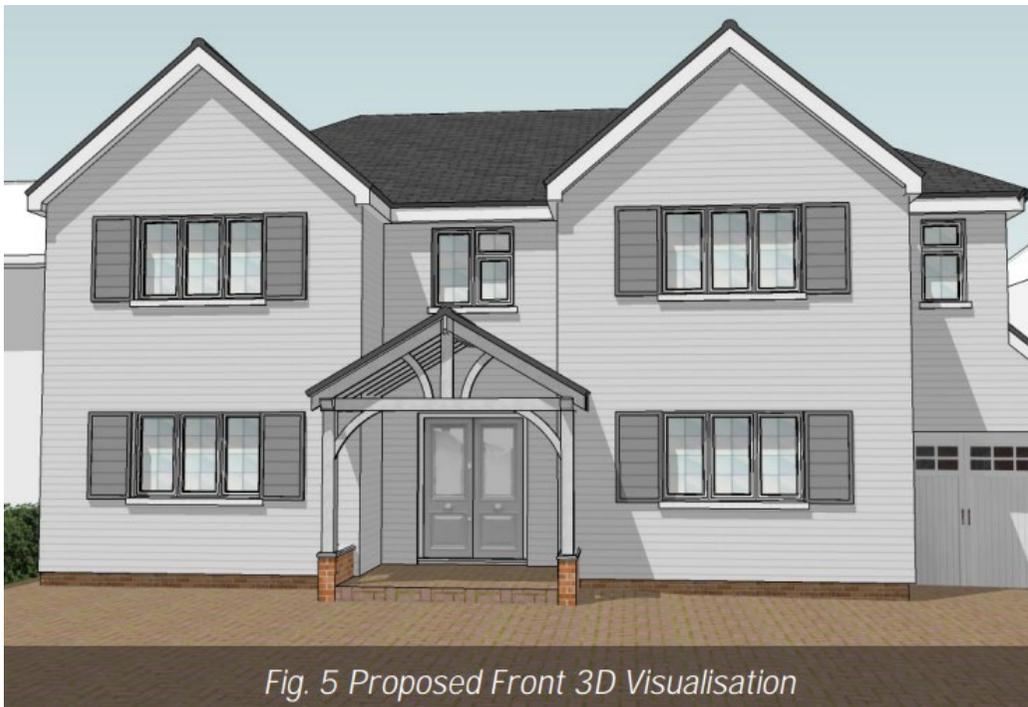
To arrange your Viewing appointment please contact the Fine & Country Team.







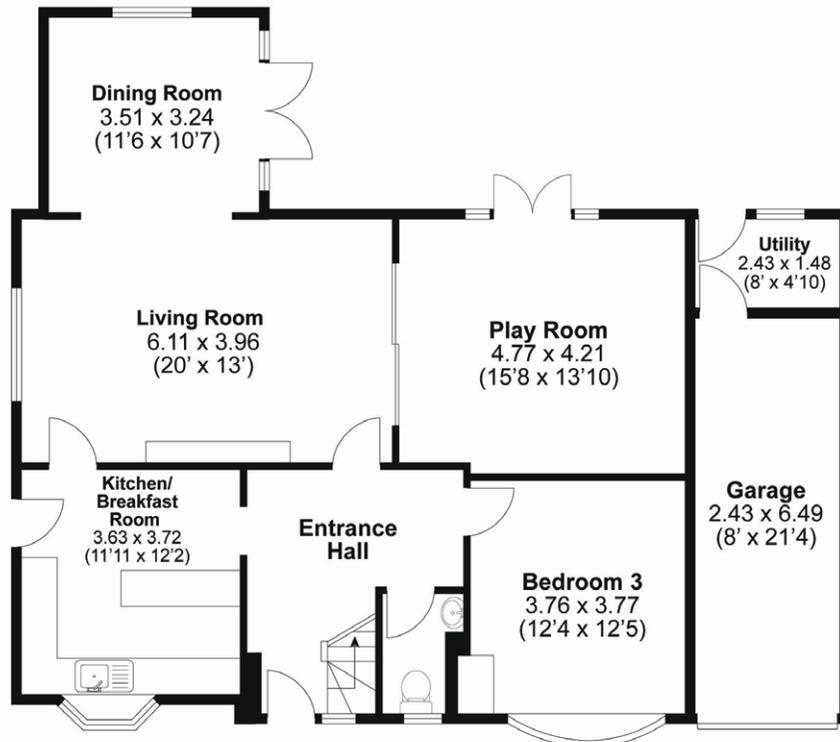




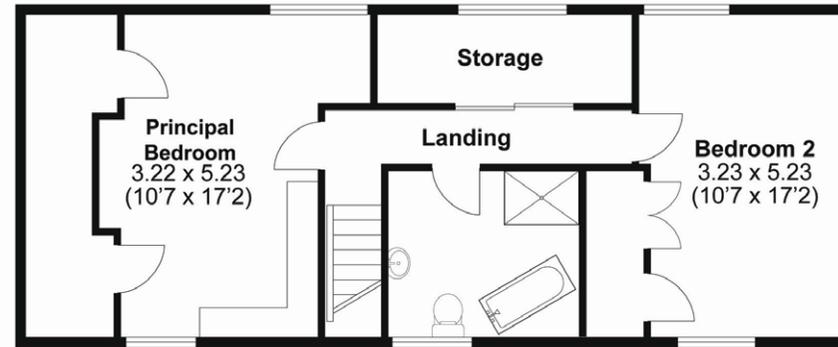
*Fig. 5 Proposed Front 3D Visualisation*



*Fig. 7 Proposed Rear 3D Visualisation*



**Ground Floor**  
Approx. 121.0sqm (1302.4sqft)



**First Floor**  
Approx. 70.0sqm (753.4sqft)

TOTAL FLOOR AREA: 2055.8 sq.ft. (191 sq.m.) approx.

Council Tax Band: F  
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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