



Beech House, Hutton

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Beech House, 67 Rayleigh Road Hutton

£575,000

Guide Price: £575,000 - £600,000 OFFERED WITH NO ONWARD CHAIN. An elegant and spacious two bedroom apartment set within the historic Beech House, benefiting from allocated parking and a separate garage. This exceptional two double bedroom apartment offers a refined blend of period grandeur and contemporary living, located within the impressive Victorian mansion of Beech House. Set amidst beautifully maintained landscaped gardens, the property enjoys a highly desirable position within close proximity to Shenfield High Street and Shenfield Station. The apartment is rich in character and original detail, featuring solid wood flooring, classic sash windows, French shutters and impressive high ceilings that enhance the sense of space while allowing natural light to flow throughout the home. The generous reception room provides an ideal setting for both relaxation and entertaining, enhanced by solid wood flooring, high ceilings and a large sash window overlooking the attractive communal gardens.



A separate, recently refurbished and fully fitted kitchen offers both style and functionality, complete with solid wood flooring, a spacious dining area, a contemporary cooking island and a striking bay window that creates a bright and welcoming environment. Both bedrooms are well proportioned double rooms, each benefiting from high ceilings, sash windows and French shutters, with pleasant views across the gardens. The newly fitted designer bathroom has been finished to a high standard, creating a luxurious and calming space with modern fittings and elegant detailing. Further advantages include an allocated parking space and a separate garage, providing practicality and peace of mind. This is a rare opportunity to acquire a distinguished home that perfectly combines historic charm with modern comfort, set within one of Shenfield's most desirable locations. EPC D

Living Room 16' 0" x 16' 6"
(4.87m x 5.03m)

Kitchen/ Dining Room 14' 6" x 13' 10" (4.42m x 4.21m)

Bathroom 10' 3" x 5' 7"
(3.12m x 1.70m)

Bedroom 1 15' 10" x 10' 5"
(4.82m x 3.17m)

Bedroom 2 10' 6" x 9' 0"
(3.20m x 2.74m)

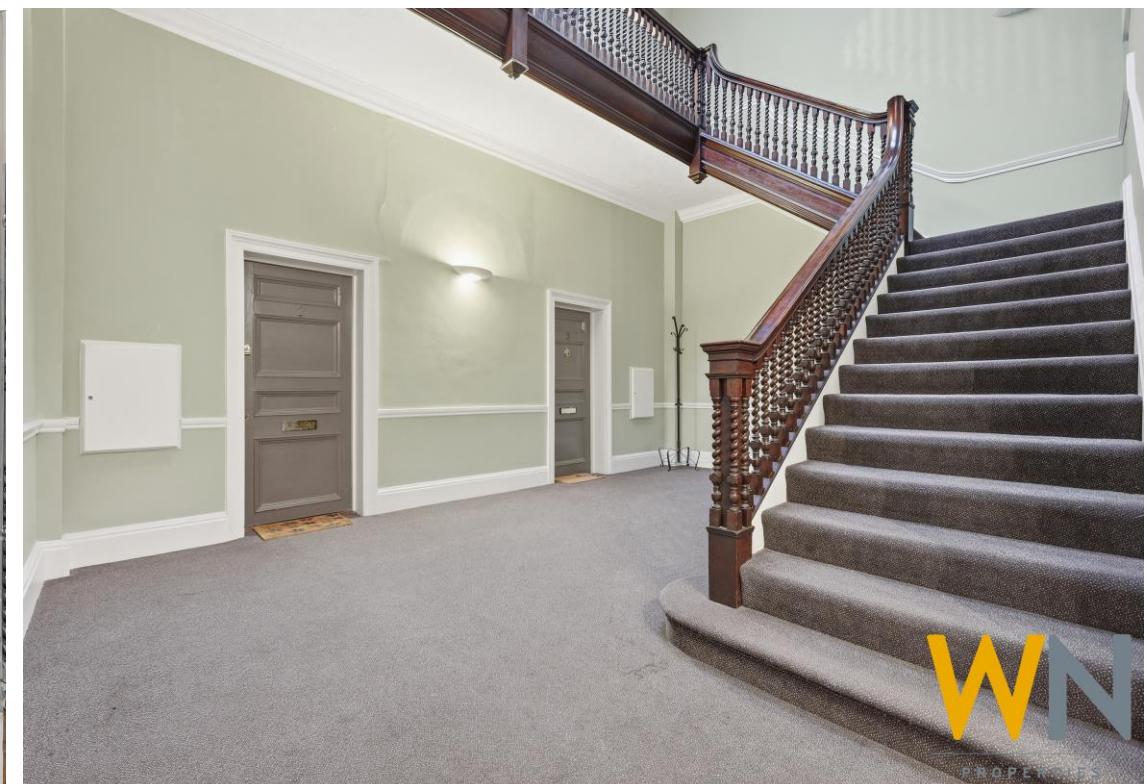
Agents Note:
Lease 996 years left
Service Charge £1,950 pa
No Ground Rent







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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

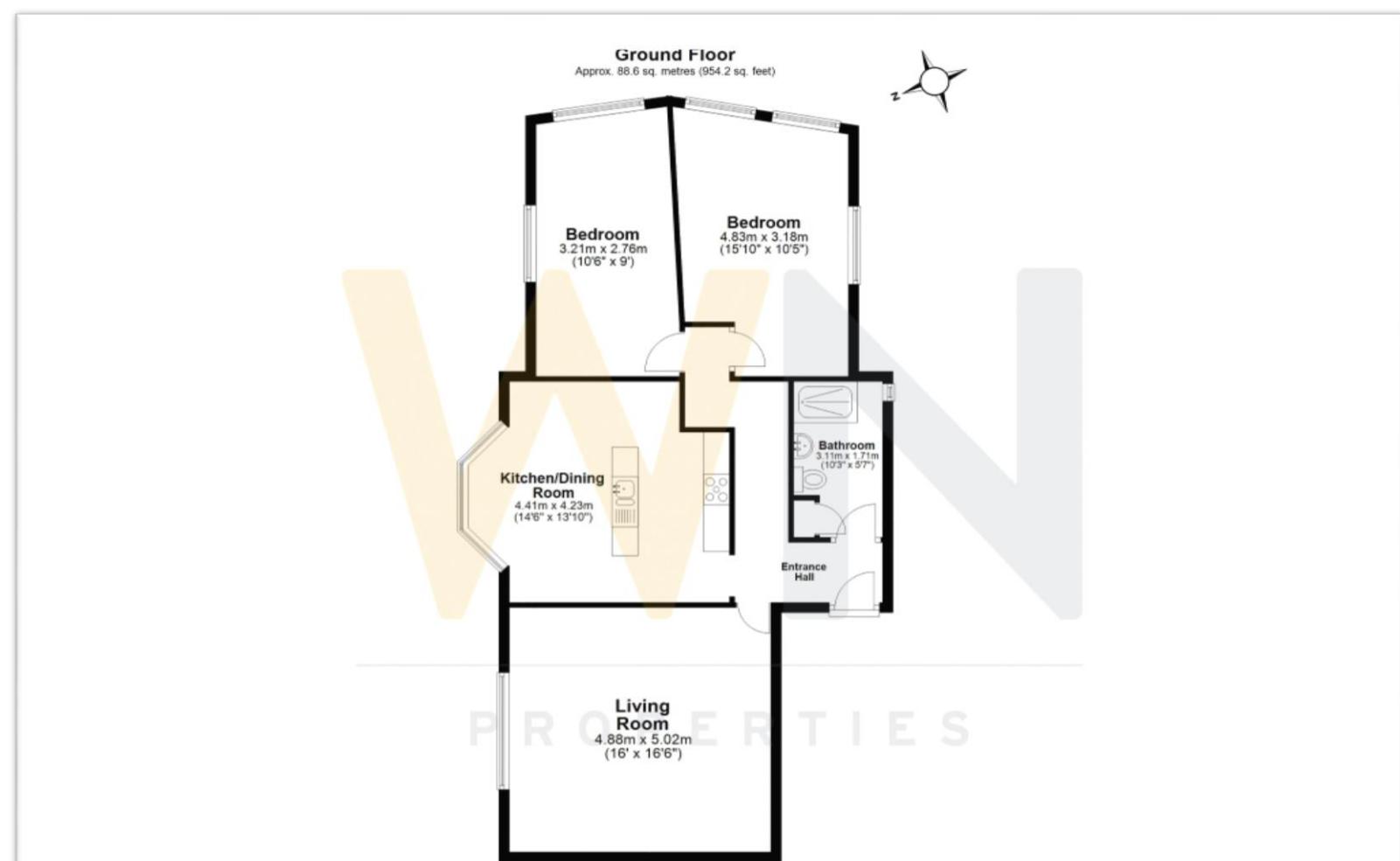
Council Tax Band E

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Total area: approx. 88.6 sq. metres (954.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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