



Byron Road, Hutton, Brentwood



Guide price £825,000 to £850,000



Key Features

- IMPRESSIVE FAMILY HOME
APPROACHING 1,600 SQ FT
- FOUR BEDROOM DETACHED HOME
- IMPRESSIVE EXTENDED KITCHEN/DINER
- BI-FOLDING DOORS TO GARDEN
- SPACIOUS SEPARATE LIVING ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE
- EPC rating C
- FREEHOLD





Offering close to 1,600 sq ft of beautifully presented accommodation, this impressive four-bedroom detached family home has been thoughtfully extended and modernised to create a stylish and highly practical home, ideally positioned in a sought-after Shenfield location, approximately one mile from Shenfield Station and Broadway.

The property creates an excellent first impression, with its smart rendered frontage and substantial block-paved driveway providing generous off-street parking. There is also a useful dedicated storage area, ideal for bicycles, garden equipment and general household storage.

Stepping inside, the entrance hall provides access to the principal ground-floor accommodation. To the front is a particularly generous living room, offering an excellent separate reception space for the family. A large front window introduces plenty of natural light, while the bespoke media wall with fitted cabinetry and contemporary feature fireplace creates an attractive focal point.

The real centrepiece of the home is the superb extended open-plan kitchen/dining room to the rear.

Thoughtfully redesigned and extended by the current owners, this impressive space has

been created with modern family living and entertaining firmly in mind. The contemporary fitted kitchen offers an extensive range of cabinetry, integrated appliances and generous work surfaces, complemented by a substantial peninsula with breakfast-bar seating.

Additional overhead glazing has been incorporated to introduce further natural light, while an impressive expanse of bi-folding doors spans the rear of the room and provides wonderful views across the garden. During the warmer months, the doors can be opened to create a seamless connection between the kitchen/dining space, terrace and garden, making this an exceptional setting for entertaining family and friends.

There is ample room for a substantial dining table while retaining the sense of openness that makes this such an enjoyable everyday family space.

Adjoining the kitchen is a useful utility room providing additional storage and laundry facilities, together with a ground-floor WC, access to the dedicated storage area and a door opening directly onto the rear garden.

Upstairs, the first floor provides four well-proportioned bedrooms. The principal bedroom is a generous double with extensive fitted wardrobes and its own en-suite





bathroom. The remaining bedrooms provide excellent flexibility for a growing family, guest accommodation or home working, with further fitted storage incorporated throughout. A contemporary family bathroom completes the first-floor accommodation.

Outside, the rear garden complements the house particularly well. A generous paved terrace sits immediately beyond the bi-folding doors, providing an ideal setting for outdoor dining and entertaining. The remainder is predominantly laid to lawn with established planting and screening, while a pathway leads through the garden to an attractive covered seating area at the rear, creating another enjoyable space in which to relax.

Its convenient Shenfield position further enhances the appeal, with Shenfield Station and Broadway approximately one mile away, offering an excellent selection of shops, cafes and restaurants alongside mainline and Elizabeth Line services into London. The property is also well positioned for a selection of highly regarded local schools, making this an especially appealing home for families and commuters alike.



Entrance Hall

Living Room 5.44m x 5m (17'10" x 16'5")

Kitchen/Dining Room 6.32m x 5m (20'8" x 16'5")

Utility 2.98m x 2.25m (9'10" x 7'5")

Ground Floor Cloakroom

Landing

Bedroom 4.18m x 4.61m (13'8" x 15'1")

En-suite Bathroom 1.98m x 1.73m (6'6" x 5'8")

Bedroom 2.73m x 3.63m (9'0" x 11'11")

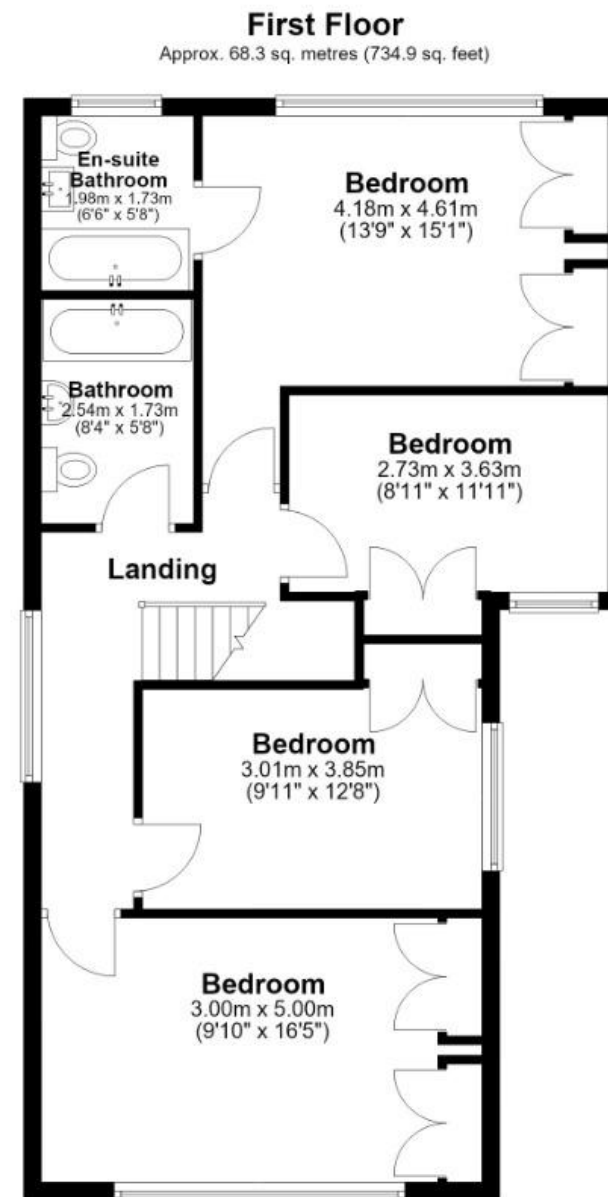
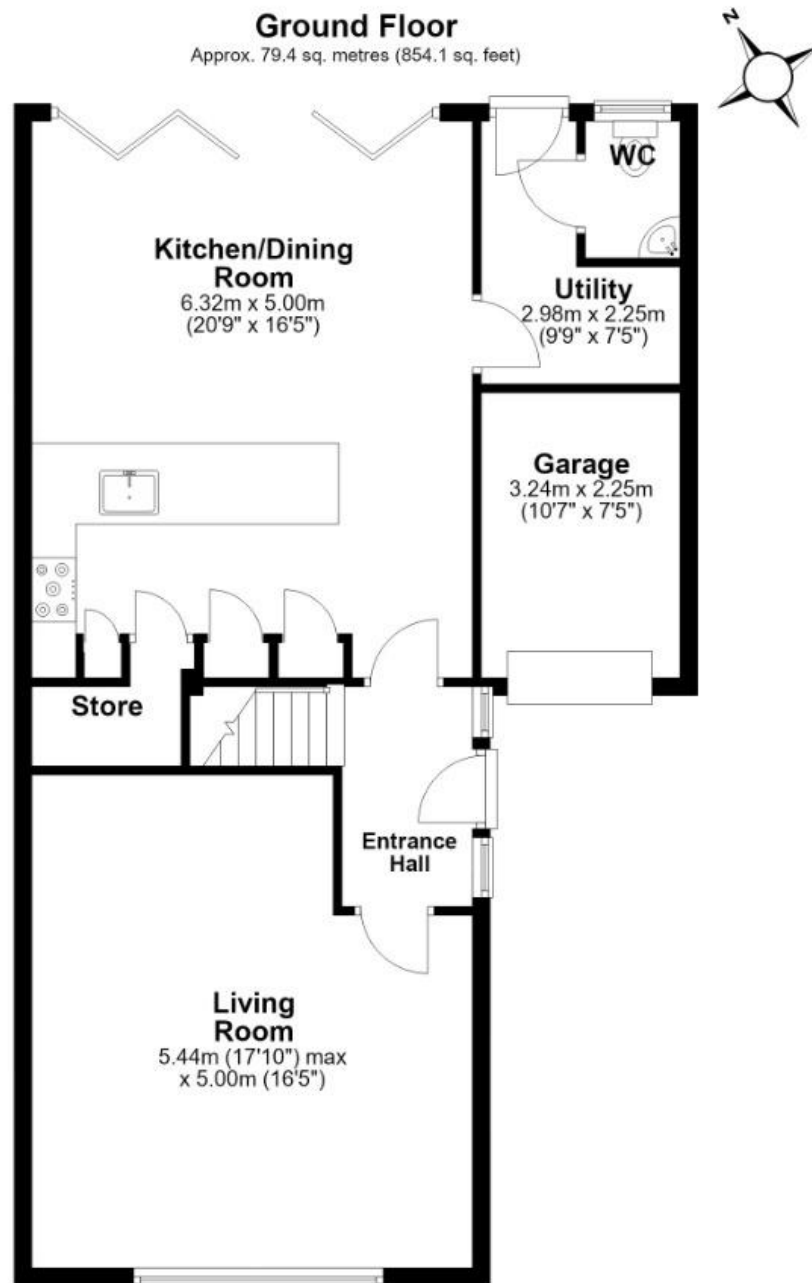
Bedroom 3.01m x 3.85m (9'11" x 12'7")

Bedroom 3m x 5m (9'10" x 16'5")

Bathroom 2.54m x 1.73m (8'4" x 5'8")

Garage 3.24m x 2.25m (10'7" x 7'5")





Total area: approx. 147.6 sq. metres (1589.1 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

