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PROPERTIES

Rayleigh Road, Hutton

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Guide Price: £1,750,000 - £2,000,000

Ideally offered to the market chain free, this exceptional home presents a rare opportunity for buyers seeking a smooth and straightforward purchase in a highly desirable location. Situated on the ever-popular Rayleigh Road and within easy reach of Shenfield Station, this impressive five-bedroom detached residence offers exceptional space, stylish interiors, and versatile accommodation arranged over three beautifully presented floors. Perfectly suited to modern family living, the property combines elegant character features with contemporary design in a highly sought-after location. Upon entering, you are welcomed by a spacious entrance hall which sets the tone for the generous proportions throughout. To the front of the property is a charming reception room with a bay window, providing an ideal space for formal entertaining, a family snug, or home office use. To the rear, the bright and expansive lounge benefits from further bay-style features and offers a wonderful setting for relaxation with views over the garden. The true heart of the home is the stunning open-plan kitchen and dining room, measuring an impressive 28'7" x 17'11". Designed with both everyday family life and entertaining in mind, this exceptional space features contemporary fittings, extensive work surfaces, ample storage, and a central island. Double doors open seamlessly onto the rear garden, creating an effortless indoor-outdoor flow during warmer



months. A separate utility room and convenient ground floor WC provide additional practicality. The first floor offers four generously proportioned bedrooms, all filled with natural light. The principal bedroom benefits from a stylish private en-suite shower room, while the second bedroom also enjoys its own en-suite facilities, making it ideal for guests or older children. Two further spacious bedrooms are served by a sleek and modern family bathroom. Occupying the entire top floor is an impressive loft bedroom offering excellent versatility. This substantial space may serve as a luxurious guest suite, teenage retreat, home office, or studio, depending on individual requirements. Externally, the property benefits from ample off-street parking via a private driveway and a well-proportioned rear garden, ideal for family enjoyment and entertaining. Positioned close to highly regarded schools, local amenities, and excellent transport links into London via Shenfield Station, this outstanding family home offers the perfect combination of space, comfort, and convenience in one of the area's most desirable settings.

Kitchen/Dining Room/ Day Room 17' 11" x 28' 7" (5.46m x 8.71m)

Utility room 5' 5" x 9' 11" (1.65m x 3.02m)

Living Room 26' 4" x 11' 10" (8.02m x 3.60m)

Reception Room 12' 1" x 11' 1" (3.68m x 3.38m)

Bedroom 18' 4" x 10' 2" (5.58m x 3.10m)

En-suite 4' 1" x 7' 5" (1.24m x 2.26m)

Bedroom 17' 10" x 11' 10" (5.43m x 3.60m)

En-suite 4' 2" x 7' 5" (1.27m x 2.26m)

Family Bathroom 7' 0" x 11' 10" (2.13m x 3.60m)

Bedroom 12' 1" x 11' 1" (3.68m x 3.38m)

Bedroom 10' 2" x 11' 10" (3.10m x 3.60m)

Bedroom 13' 7" x 18' 3" (4.14m x 5.56m)







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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	72
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Council Tax Band F

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