



Rayleigh Road, Hutton



Rayleigh Road Hutton

Guide Price £1,000,000

Description The property comprises a 3-bedroom mid-terrace and a 2-bedroom end-of-terrace property available as one. We understand that the property can be configured (STPP) into one main residential dwelling. The properties present ample opportunities for various buyers ranging from investors to developers as well as those that may want multi-generational living.

20 Rayleigh Road The ground floor consists of an entrance leading into the living room, which flows into a well-lit dining room. The Dining Room leads into a fitted galley kitchen, a three-piece ground-floor bathroom and a utility. The First Floor consists of 3 well-proportionated bedrooms and an en-suite. Externally, the property benefits from a driveway to the front where it is known to have fit 3 vehicles To the rear of the property is located a split-level courtyard garden.

20a Rayleigh Road The property comprises a 2-bedroom end-of-terrace home with a detached garage, garden and parking. The ground floor consists of a well-lit living room, fitted kitchen and a W.C. The first floor consists of two well-proportioned bedrooms and a three-piece bathroom suite. Externally, the property benefits from a detached garage with a parking space to the front. To the rear of the property is located a low-



maintenance garden. **Location** The property is located in the heart of Shenfield in Essex, 0.2 miles away from the mainline station, which enjoys a direct train into Stratford (approx. 18 mins) and Liverpool Street (approx. 24 mins). The property is located toward the top end of Hutton Road, which is Shenfield's main high street. **Agents' Note:** The property is Freehold however we understand that a proportion of the garden is leased from Network Rail. An Anti-Money Laundering (AML) check is required for both buyers and sellers and is carried out through our legal partner at a fee of £65 per property, payable at the point of instruction. This service also includes access to a legal advice helpline, where qualified solicitors are available to support you with any queries throughout your moving process.

20 Rayleigh Road

Entrance Lobby

Lounge 11' 11" x 11' 8" (3.63m x 3.55m)

Dining Room 16' 2" maximum x 9' 3" (4.92m x 2.82m)

Kitchen 11' 10" x 8' 9" (3.60m x 2.66m) max.

Rear Lobby

Bathroom

First Floor Landing

Bedroom 1 10' 3" x 9' 2" (3.12m x 2.79m) to front of wardrobes

En-suite Shower

Bedroom 2 11' 11" x 8' 5" (3.63m x 2.56m) into alcove.

Bedroom 3 8' 7" x 7' 3" (2.61m x 2.21m)

20a Rayleigh Road

Living Room 14' 4" x 9' 3" (4.37m x 2.82m)

Kitchen/Diner 11' 6" x 11' 2" (3.50m x 3.40m)

Bedroom 1 14' 4" x 9' 3" (4.37m x 2.82m)

Bedroom 2 8' 10" x 8' 2" (2.69m x 2.49m)

Garage 18' 0" x 7' 7" (5.48m x 2.31m)











Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		71
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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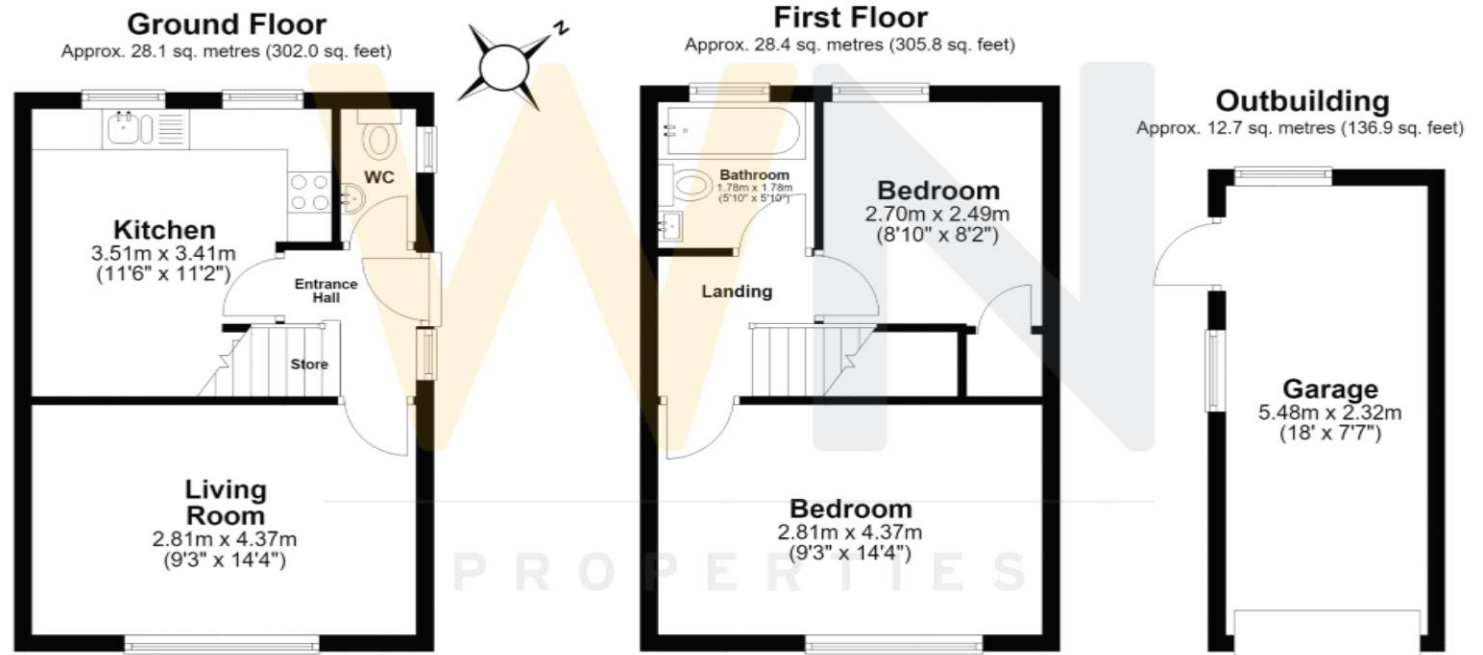
Council Tax Band C

148 Hutton Road
Shenfield
Essex CM15 8NL

01277 225191

admin@wnproperties.co.uk

wnproperties.co.uk



Total area: approx. 69.2 sq. metres (744.7 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		81
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Council Tax Band C

148 Hutton Road

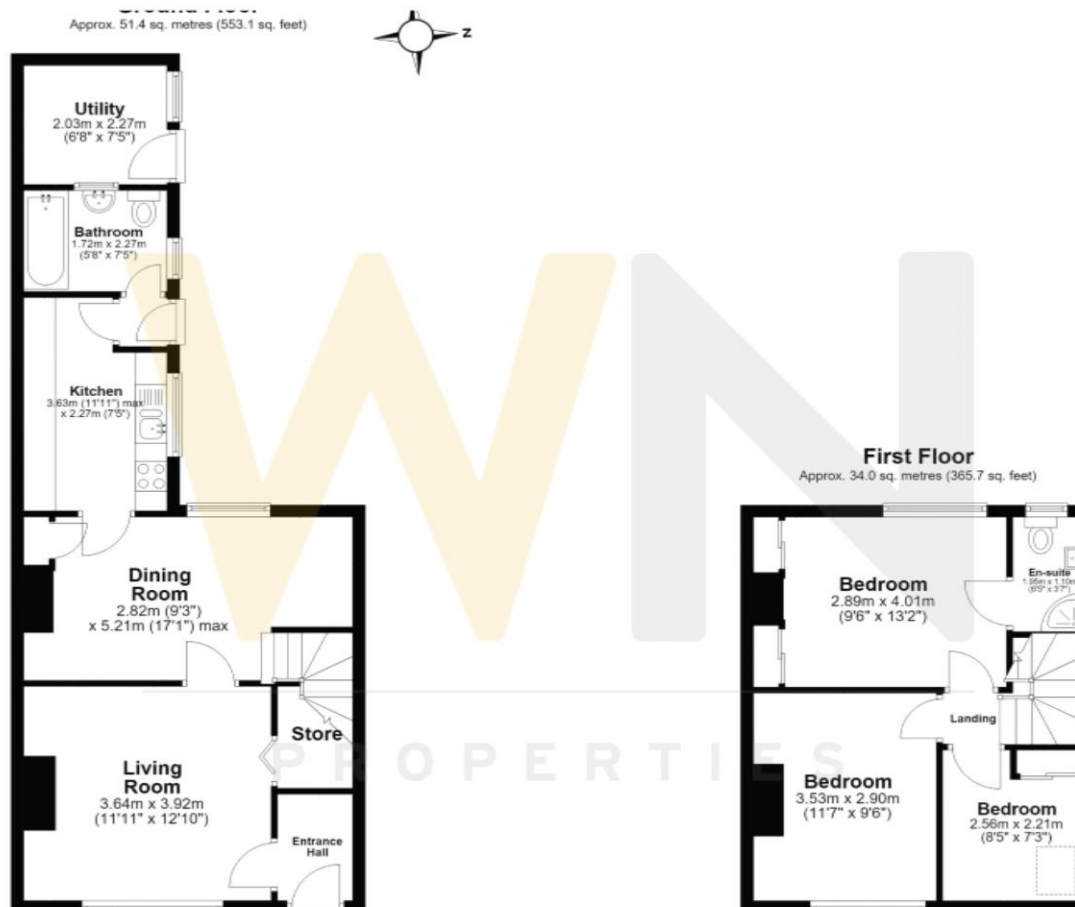
Shenfield

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Total area: approx. 85.4 sq. metres (918.8 sq. feet)

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