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Abenberg Way, Hutton

This two double bedroom end of terrace house is situated in the popular Thriftwood area of Hutton and is within easy reach of local amenities, shops and schools. The property is also within convenient distance to the M25 and 2.5 miles to Shenfield mainline railway station. The property comprises entrance hallway with stairs to the first floor, a spacious living room and modern fitted kitchen with appliances and access to the rear garden. The property also benefits from a single garage located next to the property and two off street parking spaces. The rear garden is mainly laid to lawn with a large decking area. Available unfurnished from mid March 2023. (EPC D).

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Guide Price
£300,000



Entrance
Upvc entrance door leads to;

Entrance Hallway
Wooden flooring, access to 1st floor, understairs storage cupboard, double glazed picture window to front.

Lounge/Diner 13' 5" x 11' 5" (4.09m x 3.49m)
Wooden flooring. uPVC double glazed double doors and glazed side panels to rear.

Kitchen 10' 7" x 5' 8" (3.23m x 1.72m)
Fitted range of wall mounted and base level units. Rolled edge work top with tiled splash back and inset single bowl single drainer sink unit. Fitted four ring ceramic hob with extractor hood over and single electric oven beneath. Free standing fridge/freezer and washing machine. Wall mounted boiler. uPVC double glazed window to front. Vinyl tile effect flooring.

First Floor Landing
With access to loft. Fitted carpet.

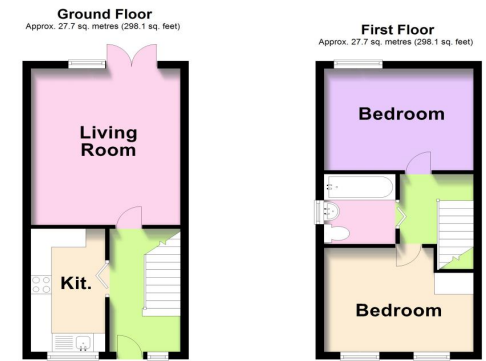
Bedroom 1 11' 6" x 8' 7" (3.51m x 2.62m)
Wood effect laminate flooring. uPVC double glazed window to rear.

Bedroom 2 11' 6" x 8' 5" (3.51m x 2.57m)
Wood effect laminate flooring. uPVC double glazed windows to front.

Bathroom
White suite comprising close coupled WC, wall mounted wash hand basin and panelled bath with electric shower unit over. Tiled walls. Vinyl tile effect flooring. Obscure uPVC double glazed window to side. Heated towel rail.

Externally
Rear garden initially laid to decking with steps leading to remainder being laid to lawn with fenced borders. Access to garage via door. Front garden laid to shingle/stones with pathway to front door.

Garage
Situated next to property with up and over door. Concrete driveway for two cars in front of garage.



Total area: approx. 55.4 sq. metres (596.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the Floor Plan, measurements of doors, windows and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The Floor Plan is for illustrative purposes only and should be used as such by any potential owner.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
			89
		68	
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
			91
		69	
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
Aberberg Way Thriftwood Hutton Brentwood, CM13

HOLDING DEPOSIT

A one week holding deposit is required to secure this property. Please ask for a copy of our 'Guide for Tenants' for a full list of costs applicable to this or any of our properties. Please note your holding deposit is at risk if you withdraw from the transaction or do not disclose something that affects your ability to pass references.

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