

Clifton Way, Hutton

GUIDE PRICE: £1,000,000 - £1,100,000

5 2 4

Key Features

- FIVE BEDROOM DETACHED FAMILY HOME
- THREE/FOUR VERSATILE RECEPTION AREAS
- EXTENDED GROUND-FLOOR ACCOMMODATION
- GENEROUS UTILITY & ADDITIONAL DINING AREA
- EN-SUITE TO BEDROOM
- EPC rating TBC















Situated within a pleasant cul-de-sac just off Hanging Hill Lane, this substantial five-bedroom detached family home offers generous and versatile accommodation, complemented by a private, south-west facing rear garden, excellent off-street parking and a highly convenient Shenfield location.

The property has been thoughtfully extended into the former garage area, significantly enhancing the ground-floor accommodation and creating an excellent layout for modern family life. An entrance porch opens into a spacious hallway with a ground-floor cloakroom. To the front is a well-proportioned living room, while the extended accommodation provides three/four versatile reception areas, allowing plenty of flexibility for formal dining, family living, entertaining, a playroom or home working.

At the heart of the home is the kitchen, which connects conveniently with the adjoining dining areas. The extension into the garage has created a particularly useful utility room and additional dining room, providing valuable extra space for a busy household. To the rear, the sitting room enjoys an outlook over the garden with direct access outside.

The first floor continues to impress with five bedrooms, providing excellent accommodation for a growing family. One bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by the family bathroom. Several bedrooms also feature useful fitted storage.

Outside, the property enjoys a good-sized, un-overlooked rear garden with a desirable south-westerly aspect, making it particularly well positioned to enjoy the afternoon and evening sunshine. A detached garden room provides further versatile space, ideal as a home office, gym, studio or recreational room. To the front, there is off-street parking together with the remaining garage/store area.

The property is also ideally positioned for families, falling within the St Martin's School catchment, subject to acceptance, while Shenfield Broadway is approximately 1.7 miles away, offering an excellent selection of shops, cafes, bars and restaurants together with Shenfield Station and its connections into London.





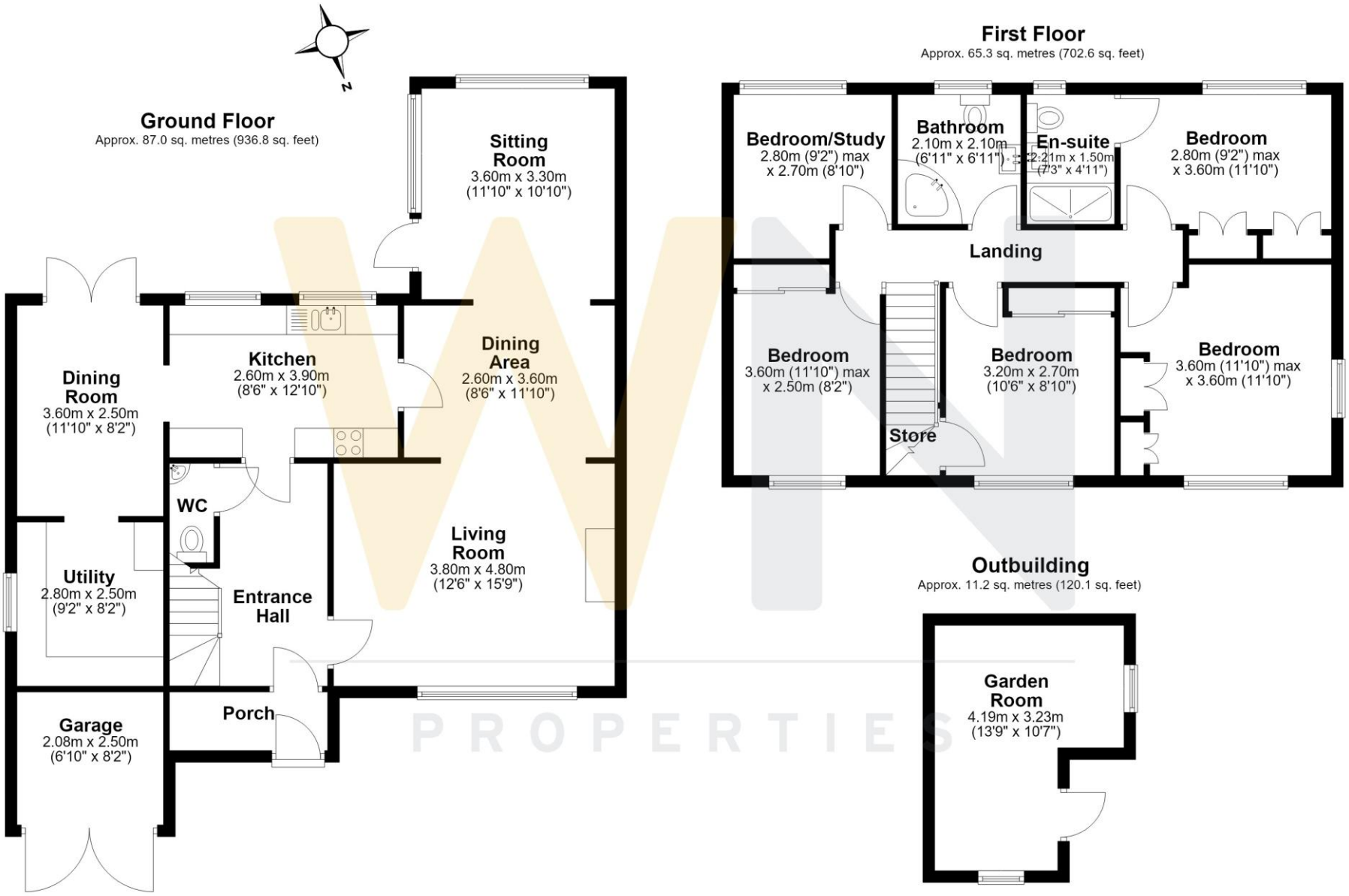


Combining five-bedroom accommodation, extensive ground-floor living space, a south-west facing garden and a sought-after cul-de-sac setting, this is an excellent opportunity for buyers seeking a substantial and adaptable long-term family home.









Total area: approx. 163.5 sq. metres (1759.6 sq. feet)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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