



30 Heronway
Hutton Mount
£2,650,000

MEACOCK & JONES

106 Hutton Road, Shenfield, Essex, CM15 8NB

Tel: 01277 218485

Email: enquiries@meacockjones.co.uk

Web: www.meacockandjones.co.uk

30 Heronway, Hutton Mount, Essex, CM13 2LG

A very appealing 5,629 sq ft detached residence, situated on an attractive south easterly facing plot, positioned on one of the most favoured roads within this highly sought-after private residential estate.

This substantial and beautifully arranged home offers exceptional space and versatility across three floors, perfectly designed for modern family living and entertaining. Accessed via secure wrought iron gates, the property boasts a generous driveway providing ample parking, surrounded by mature trees and established planting that enhance both privacy and kerb appeal.

Internally, the accommodation is both elegant and well-balanced. The ground floor features an impactful vaulted reception hall that leads to three impressive reception rooms, ideal for formal entertaining, family living, and flexible use, alongside a spacious and well appointed kitchen/breakfast area overlooking the rear garden.

The first floor provides outstanding bedroom accommodation, comprising four well-proportioned bedrooms, each with its own en suite, in addition to a superb cinema room, offering a dedicated space for relaxation and entertainment.

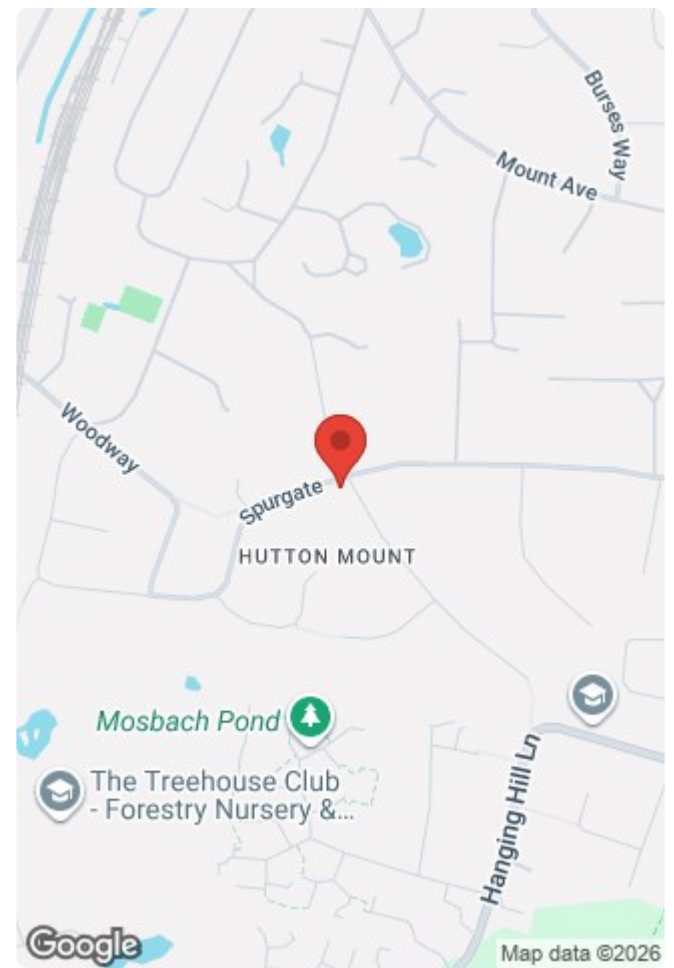
The second floor further enhances the versatility of the home, offering two additional bedrooms, ideal for guests, older children, or staff accommodation.

Externally, the rear garden has a desirable south-easterly aspect, providing excellent natural light throughout the day. The grounds are mainly laid to artificial lawn with a patio and entertaining areas, creating an ideal setting for outdoor living.

Perfectly positioned, the property is within walking distance

to Shenfield station, offering excellent transport links, while still benefitting from the exclusivity of a private residential setting. St. Martin's and Brentwood schools are within easy reach.

Offered to the market with no onward chain, this is a rare opportunity to acquire a substantial family home in a prime location.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	91
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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