



Rayleigh Road, Hutton

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Guide Price £425,000 to £450,000

Description 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. **EPC C 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.

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

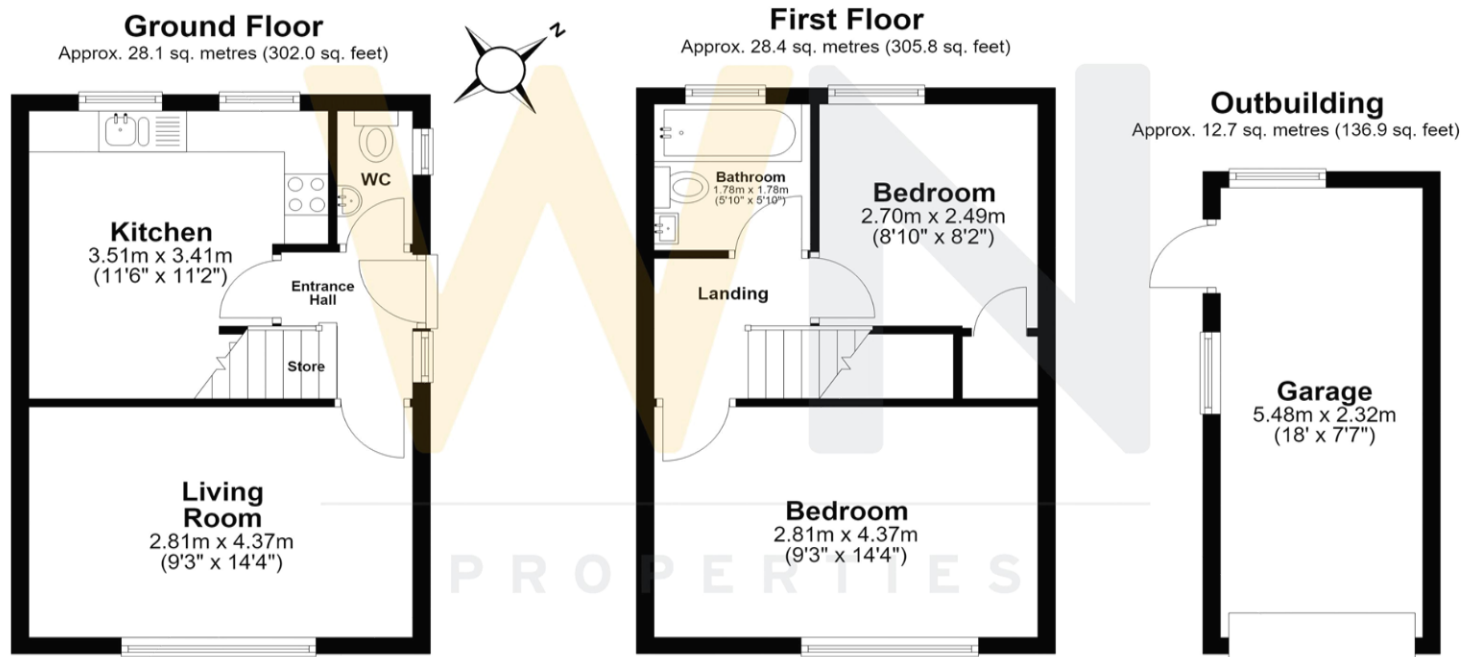
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Council Tax Band C

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