



Princes Way, Hutton

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PROPERTIES

Princes Way

Hutton

Guide Price £850,000

Four bedroom detached residence in this popular location, ideal for the mainline station and St. Martins School catchment, subject to acceptance. The property stands in a wide 13m (42') plot with space on the driveway for three vehicles and potential, subject to planning permission, for extension. The accommodation comprises; entrance hall leading to a spacious cloakroom, lounge, dining room and kitchen. On the first floor a good sized landing leads to four bedrooms and family bathroom with scope, subject to planning, for extending into a large walk in eaves cupboard to provide an en-suite if required. The rear garden extends into a garden area rented from Rail Track that could be fenced and separated if not required. Shenfield shopping Broadway with mainline railway station is 0.6 miles offering a fast and frequent service to London including the Elizabeth Line for the West End and Heathrow Airport beyond. No onward chain. EPC E.



Entrance Hall

Stairs rising to first floor. Parquet flooring and doors leading to;

Cloakroom

A spacious cloakroom with two piece white suite and window to side aspect.

Lounge 14' 1" x 12' 8" (4.29m x 3.86m)

Parquet flooring. Feature fire surround with gas coal effect fire, cornice to

ceiling and large picture window to front.

Open plan access to;

Dining Room 14' 4" x 11' 10" (4.37m x 3.60m) into door recess.

Large picture window overlooking the rear garden with adjacent door providing access. Parquet flooring.

Kitchen 11' 10" x 11' 5" (3.60m x 3.48m) maximum.

Fitted with cream coloured base and wall cupboards with contrasting wood effect work surfaces. Double bowl, single drainer sink. Space for dishwasher and fridge/freezer. Window overlooking the garden and part glazed door to side.

First Floor Landing

Window to side, built in airing cupboard and access to loft with fitted ladder and light connected. Doors to;

Bedroom One 13' 7" x 12' 6" (4.14m x 3.81m) into door recess.

Two built in wardrobes and window to front.

Bedroom Two 12' 4" x 10' 0" (3.76m x 3.05m) into door recess.

Window to rear.

Bedroom Three 9' 0" x 9' 0" (2.74m x 2.74m)

Window to rear aspect.



Bedroom Four 11' 4" x 7' 7" (3.45m x 2.31m)

Window to side and door to walk in eaves storage room 10'2" x 8'7" with sloping ceiling offering potential, subject to planning consent, for a dormer window extension to create an en-suite facility.

Family Bathroom

Panel enclosed bath with telephone style mixer tap and hand shower. Pedestal wash hand basin with mixer tap and low level WC. Ceramic tiled walls and radiator/heated towel rail.

Externally

To the front of the property a wide driveway provides off street parking for three vehicles with an adjacent lawn and wide side access with gate to the rear garden. The rear garden commences with a paved patio leading to lawn with flower and shrub bed. Interested parties should note most residents in this location rent the rear of their gardens from Rail Track for £98.64 per annum.

Garage 18' 0" x 8' 7" (5.48m x 2.61m)

Up and over door. Butler sink and plumbing for washing machine, light and power connected. Pedestrian door to side.





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Energy Efficiency Rating

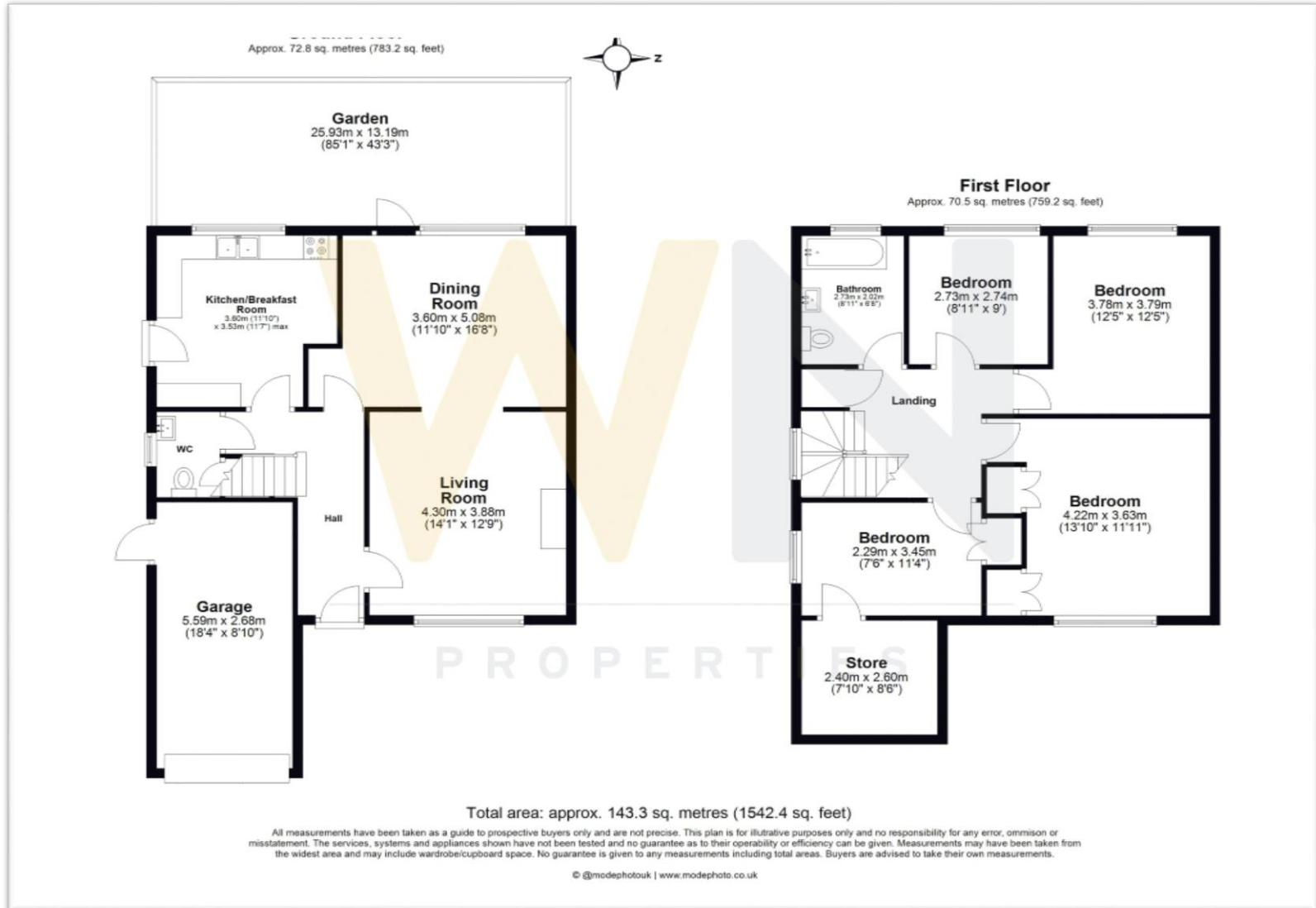
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Council Tax Band F

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