



**Walkers**  
People & Property

Cedar Close, Hutton. CM13 1NE

In Excess of £375,000

# Cedar Close

Hutton, Brentwood

This beautifully finished three bedroom home has been thoughtfully improved and extended. The home features a driveway, garage, and an outbuilding...

Council Tax band: TBD

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





## 24 Cedar Close

Hutton, Brentwood

This beautifully finished three bedroom home has been thoughtfully improved and extended. The home features a driveway, garage, and an outbuilding with power, ideal for use as a home office.

The side entrance leads to a porch and entrance hall, giving access to three bedrooms, including the principal bedroom with fitted wardrobes, and a newly fitted bathroom. The living space has been extended to create a spacious, open-plan lounge, dining, and kitchen area. The recently fitted kitchen includes integrated appliances, shaker-style units, breakfast bar. The dining area complete with French doors opening onto the rear garden.

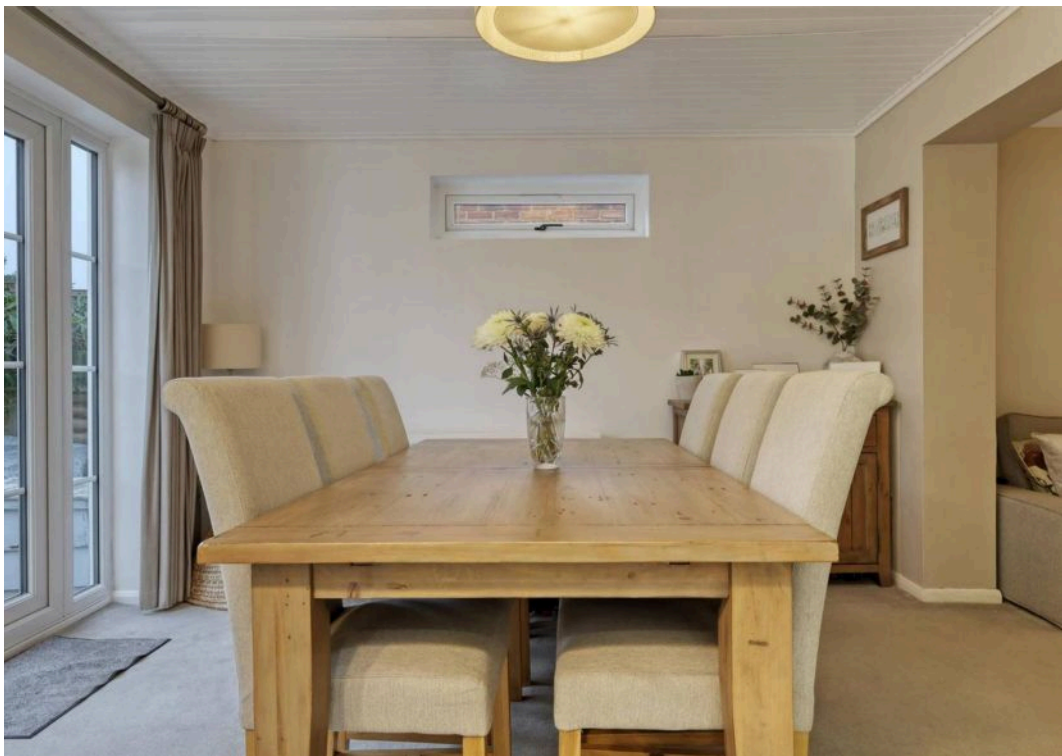
The well sized rear garden is mainly laid to lawn, complemented by a patio area, shrubs, and flower beds, offering a peaceful outdoor space.

This ground floor maisonette benefits from owning the freehold, the freehold will be included within the sale. No ground rent or service charge is payable.

Situated in a quiet cul-de-sac, this home is conveniently located for local shops and services. Shenfield Broadway and its railway station, with direct links to London Liverpool Street and the Elizabeth Line serving Heathrow and beyond, are just 1.2 miles away. This property is ideal for first-time buyers or those seeking to downsize to a single-level home.

Council Tax Band - C



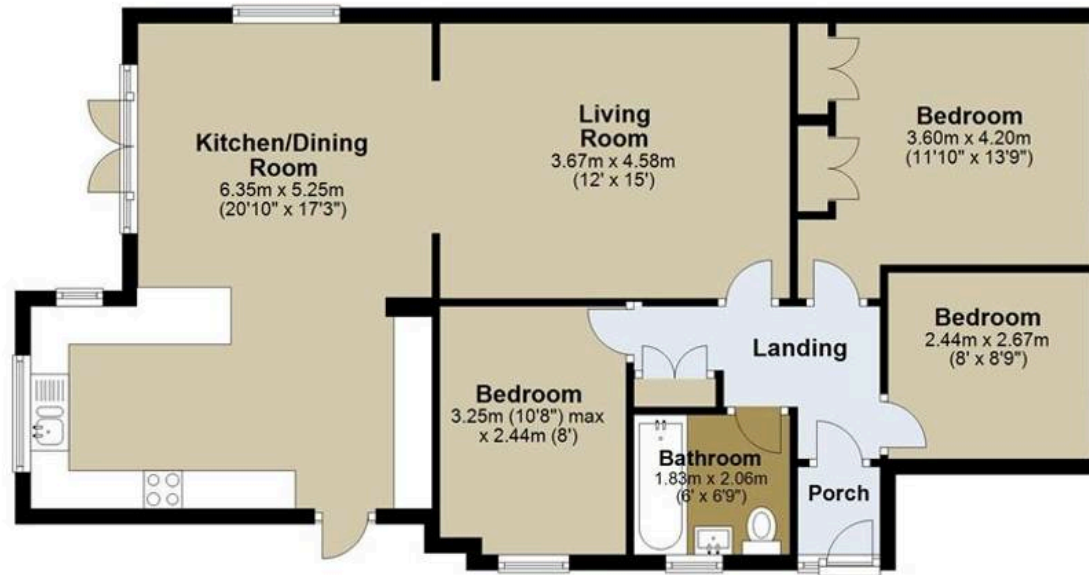






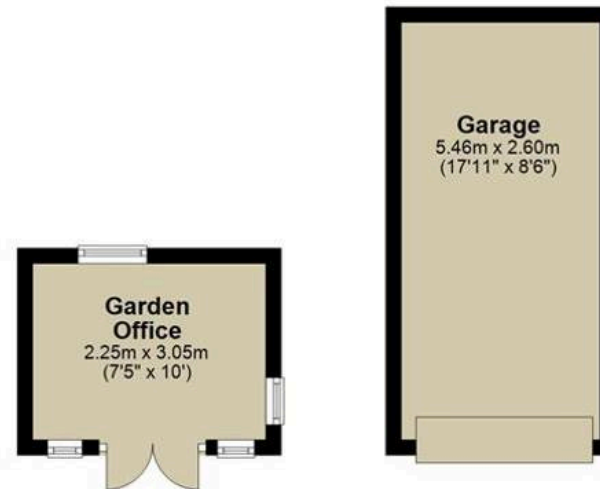
## Ground Floor

Approx. 86.1 sq. metres (926.9 sq. feet)



## Outbuilding

Approx. 21.1 sq. metres (226.7 sq. feet)



Total area: approx. 107.2 sq. metres (1153.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.  
Plan produced using PlanUp.

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## About Us

Walkers | People & Property is built on a lifelong family passion for homes. Martin, Gillian and Adam Walker lead a respected, professional team who live and breathe all aspects of property. With over 30 years of experience, we understand the moving process on a personal level and are committed to delivering exceptional results. Most of all, helping people move is our hobby, and handing over the keys to excited buyers remains our favourite moment.

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