



MEACOCK & JONES

4 Bedrooms

House - Semi-Detached

Located in Hutton

**Offers Over
£495,000**



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www.meacockjones.co.uk

01277 218485

39 Wash Road Hutton

Brentwood | | CM13 1BX



Situated in a convenient location in Hutton, approximately 1.2 miles from Shenfield railway station and within walking distance of local shops, bus services and reputable schools, is this attractive bay-fronted four bedroom semi-detached family home, offered with no onward chain.

The accommodation is arranged over three floors and commences with a welcoming entrance hall leading to a bright and spacious lounge/diner extending the full depth of the property, featuring a bay window to the front and sliding patio doors opening on to the south easterly rear garden. The adjacent kitchen is positioned to the rear and offers excellent scope for redesign or extension, subject to the necessary planning permissions.

To the first floor are three well-proportioned bedrooms, two of which are generous doubles, together with a shower room and W.C. A staircase rises to the second floor where the loft has been converted to create a large additional room with elevated views over the rear garden, offering flexible use as a principal bedroom with potential for an en-suite, or alternatively a playroom or home office.

Externally, the 40 deep south easterly rear garden is predominantly laid to lawn. The frontage offers off-street parking via a driveway and shared side access leads to a garage with an up-and-over door. Further benefits include double glazing and significant potential for refurbishment or reconfiguration, allowing purchasers the opportunity to put their own stamp on this appealing home.



39 Wash Road

£495,000 Freehold

- Four Bedrooms
- Lounge
- Kitchen
- Garage & Off Street Parking
- Opportunity To Modernise
- Shower Room & W.C
- Dining Room
- 40' South Easterly Rear Garden
- 1.2 Mile Shenfield Station
- No Onward Chain



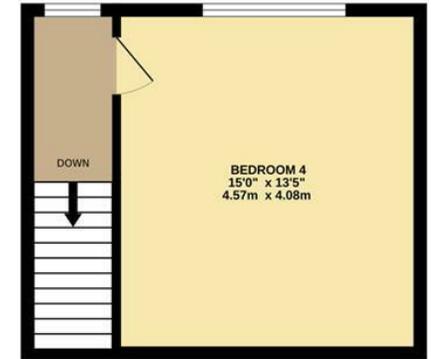
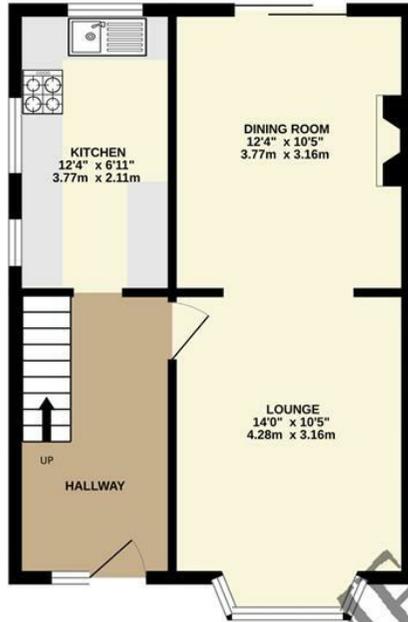
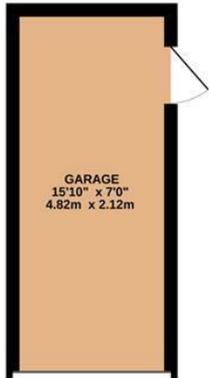


GARAGE
110 sq ft. (10.2 sq.m.) approx.

GROUND FLOOR
434 sq ft. (40.3 sq.m.) approx.

1ST FLOOR
440 sq ft. (40.9 sq.m.) approx.

2ND FLOOR
259 sq ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA : 1243 sq.ft. (115.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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MEACOCK & JONES

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Council Tax Band: D

Local Authority: Brentwood Borough Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
92-91	B		
81-61	C		
55-41	D		
35-41	E		
21-31	F		
1-10	G		
No energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations or statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of their professional representatives. All measurements, areas and distances given are approximate. We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order. Any fixtures or fittings detailed in these particulars are not necessarily included in the sale price and Meacock & Jones and their staff accept no liability for any errors contained therein.

