



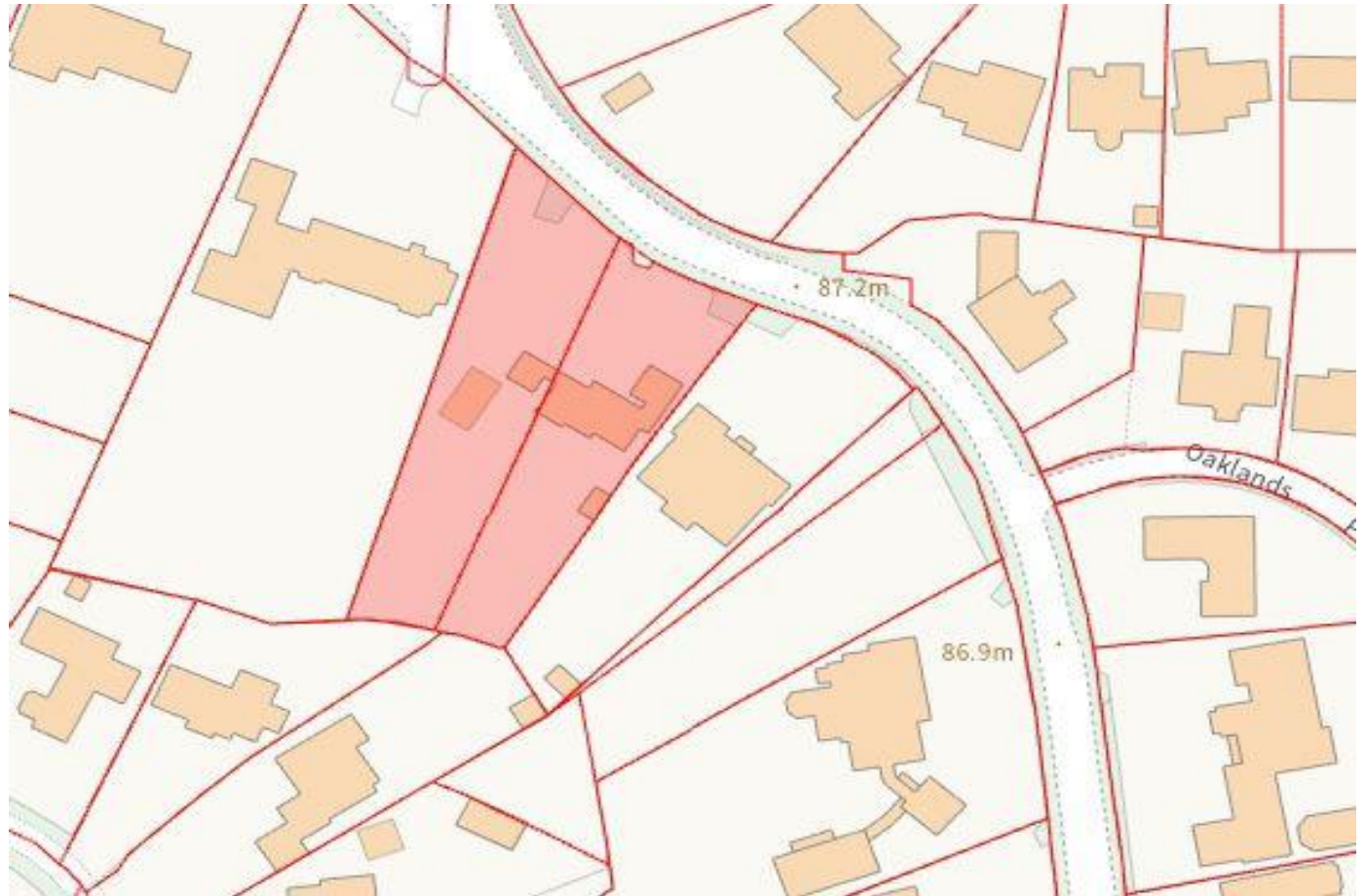
Heronway, Hutton



Heronway Hutton

Asking Price £3,800,000

A unique opportunity to acquire this family home situated within one of the most prestigious positions on the private residential estate of Hutton Mount. The property stands in 0.62 of an acre (STLS) with a commanding 149' road frontage which provides a rare opportunity for expansion or redevelopment. We understand that the 0.62 acres fall onto two plots. A carriage driveway via brick piers and electric gates leads to a large parking area at the front and side of the property which in turn leads to a superb, secluded, rear garden that benefits from a south west facing aspect. The existing accommodation comprises, reception hall with return staircase leading to a part galleried landing, three reception rooms, cloakroom, spacious kitchen/breakfast room and laundry room. There are four first floor double bedrooms, en-suite bathroom, shower room and additional cloakroom. In addition to the attached double garage there is a further



timber constructed garage that could be converted to a studio or home gym if preferred. Heronway is approximately 0.7 miles from Shenfield shopping Broadway with its multiple shopping facilities and mainline railway station offering a fast and frequent rail service to London's Stratford International (15 mins.) and Liverpool Street (25 mins.). EPC D.

Reception Hall 14' 4" x 12' 10" (4.37m x 3.91m)

Lounge 24' 0" x 14' 10" (7.31m x 4.52m)

Lobby

Playroom/Games Room 16' 9" x 14' 10" (5.10m x 4.52m)

Cloakroom

Dining Room 14' 0" x 12' 10" (4.26m x 3.91m)

Kitchen/Breakfast Room 20' 10" x 14' 10" (6.35m x 4.52m)

Laundry Room

First Floor Landing

Master Bedroom 14' 8" to rear of wardrobes x 12' 9" to front of fitted wardrobes (4.47m x 3.88m)

En Suite 13' 0" x 6' 0" plus eaves recess (3.96m x 1.83m)

Bedroom 2 12' 9" to rear of wardrobes x 10' 8" (3.88m x 3.25m)

Bedroom 3 15' 0" x 11' 3" to rear of wardrobes (4.57m x 3.43m)

Bedroom 4 15' 0" x 9' 9" plus door recess (4.57m x 2.97m) into dormer.







northwood







Energy Efficiency Rating

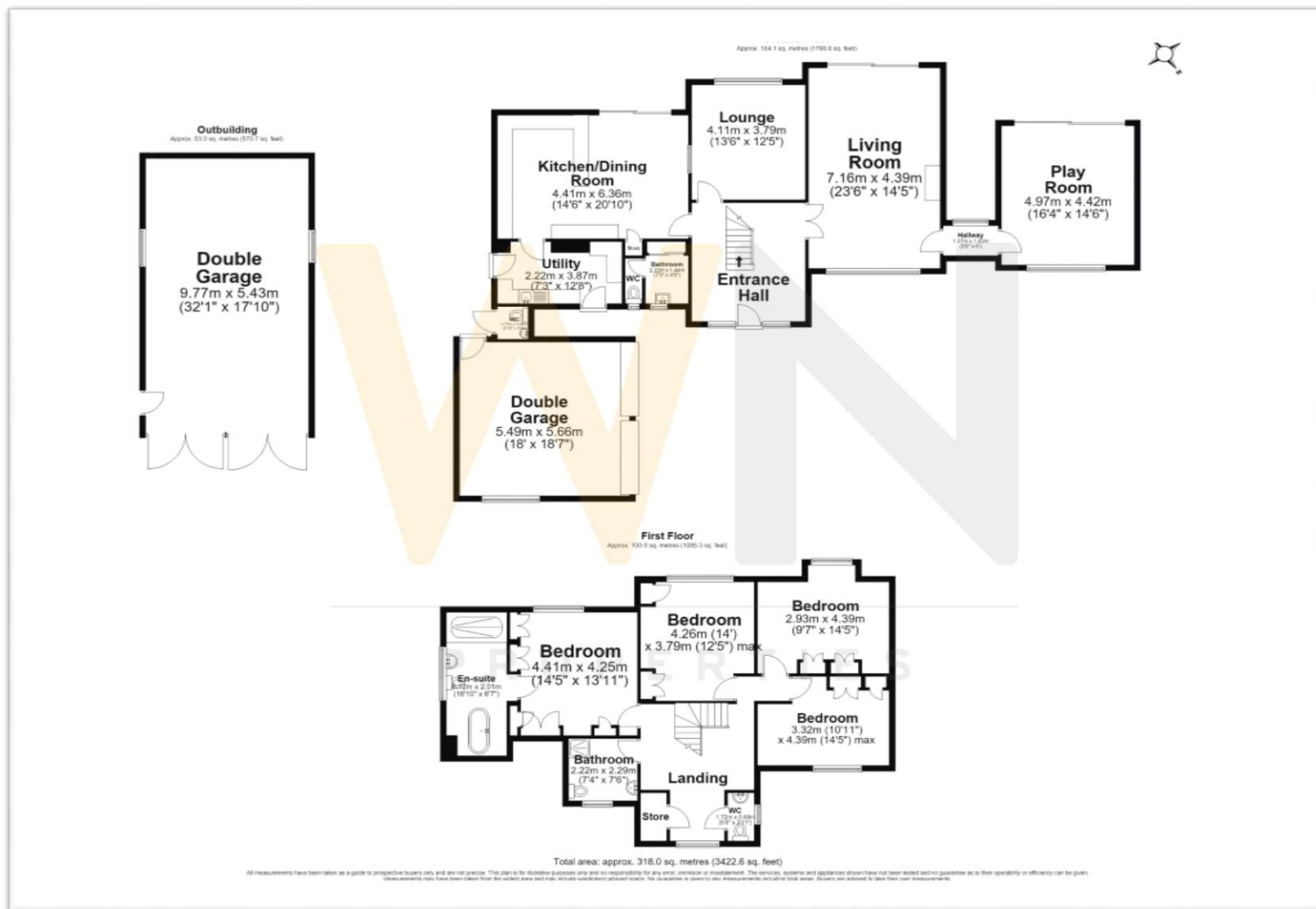
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	76
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

Council Tax Band H

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