



49 Copperfield Gardens
Hutton
Offers over £330,000

MEACOCK & JONES

49 Copperfield Gardens, Hutton, Essex, CM14 4UD

INITIAL OFFERS INVITED IN THE REGION OF £330,000 - £350,000.

An appealing opportunity to acquire a four bedroom end terrace town house which **REQUIRES MODERNISATION AND IMPROVEMENT**. This bright and spacious property is located close to Brentwood High Street and is 1.1 miles from the mainline railway station and close to good local schools.

Doors open to entrance porch.

ENTRANCE PORCH

Tiling to floor. From here an obscure glazed door open to the:-

ENTRANCE HALL

A staircase rises to the first floor landing below which is a storage. Door opens to:-

CLOAKROOM

Fitted with low level WC. Corner mounted wash hand basin. Tiled splashback. Obscure glazed window to the rear.

BEDROOM/SITTING ROOM

9'9 x 8'7 (2.97m x 2.62m)

A versatile room that can provide a fourth bedroom, or second reception room, as required. Window to rear.

UTILITY ROOM

7'7 x 5'9 (2.31m x 1.75m)

Door to garden. Stainless steel effect single drainer sink unit with splashbacks with cupboards below.

FIRST FLOOR LANDING

Doors to:-

KITCHEN

10' x 8' (3.05m x 2.44m)

A good size kitchen situated at the rear of the property. Stainless steel effect single drainer sink unit with cupboards below. Window to rear.

SITTING ROOM

15'5 x 15' (4.70m x 4.57m)

Two windows face the front. Coved cornice to ceiling. A staircase rises to the second floor level.

BATHROOM

Contains a panel enclosed bath with mixer tap and hand held shower attachment. Vanity wash hand basin with mixer tap and cupboards below. Close coupled WC. Radiator and heated towel rail. Wood effect floor. Obscure glazed window to rear.

SECOND FLOOR LANDING

Airing cupboard containing water tank and slatted shelving.

BEDROOM

10'3 x 7'6 to rear of wardrobes (3.12m x 2.29m to rear of wardrobes)

Window to rear. Access to loft storage space. Wardrobes with cupboards fitted above.

BEDROOM

15' max x 11'5 max (4.57m max x 3.48m max)

Two windows to front elevation.

BEDROOM

Window to rear elevation. Built in wardrobes with cupboards above.

REAR GARDEN

The rear garden is very deep and is mainly laid to lawn and interspersed with shrubs and plants.

AGENTS NOTE

EPC AND FLOOR PLAN TO FOLLOW



