



86 Abenberg Way
Hutton

MEACOCK & JONES

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A delightful three bedroom semi-detached property providing excellent all round family accommodation. Situated on the Thriftwood Estate within easy reach of Shenfield mainline railway station and shopping Broadway. St. Martin's school catchment area.

Offers in excess of £425,000



From beneath a sheltered entrance a step rises to a UPVC front door which opens to:-

Entrance Hall

A bright and spacious entrance into this appealing family home. An attractive solid wood flooring runs throughout the hall, lounge and dining room. A staircase rises to the first floor level below which is a most practical under stairs storage cupboard. Radiator. Obscure glazed door leads to the:-

Lounge 13'3 x 12'5 (4.04m x 3.78m)

A well proportioned reception room drawing maximum light from a wood effect UPVC double glazed window to the front elevation with radiator below. Coved cornice to ceiling. Continuation of the solid wood flooring. Opens to the:-

Dining Room 11' x 7'10 (3.35m x 2.39m)

An attractive room of an ideal size for entertaining. Wood effect UPVC double glazed window overlooks the lovely rear garden with radiator below. Continuation of solid wood flooring. Coving to the ceiling. Door to:-

Kitchen 11'4 x 7'6 (3.45m x 2.29m)

This is a well appointed kitchen fitted with a fine quality range of shaker style units that comprise base cupboards, drawers and matching wall cabinets. Marble effect worktop incorporates a stainless steel single drainer sink unit with mixer tap. Freestanding cooker with extractor hood above. Space for fridge-freezer and washing machine. Welsh slate flooring. Metro style half tiling to the walls. UPVC wood effect window to the side elevation and a further UPVC double glazed door leads outside.

First Floor Landing

Light is drawn from a UPVC wood effect window to the side elevation. Access to loft storage space.

Bedroom One 13'1 x 8'11 (3.99m x 2.72m)

This is a lovely bright bedroom fitted with floor to

ceiling wardrobes that provide ample hanging and shelving space. UPVC wood effect double glazed window to the front elevation. Radiator. Coving to ceiling.

Bedroom Two 9'1 x 9'1 (2.77m x 2.77m)

Another good size room with UPVC double glazed wood effect window overlooking the rear elevation. Radiator. Built-in storage cupboard. Coving to ceiling.

Bedroom Three 9'7 x 6'5 (2.92m x 1.96m)

UPVC double glazed wood effect window to the front elevation. Radiator.

Family Bathroom

Modern bathroom fitted with a panel enclosed bath with mixer tap and separate wall mounted thermostatic shower attachment. Pedestal wash hand basin with mixer tap. Close coupled WC. Tiling to floor and to full ceiling height. UPVC double glazed wood effect window.

Rear Garden

Running across the rear of the property is a patio area of an ideal size for eating out. A step ascends to a lawn area with attractive garden arch. From here a pathway leads to a further patio area to the rear. The garden is bordered with a varied and interesting assortment of mature shrubs, plants and trees that all serve to provide privacy and a most attractive garden setting.

Garage

Internal dimensions are 16'3 x 9'1. Up and over door. Power and lighting. Eaves storage. Parking in front of garage for one vehicle.

Agents Note

EPC and Floorplan to follow.





