



38 Roundwood Avenue  
Hutton Mount  
£1,695,000

**MEACOCK & JONES**

## **38 Roundwood Avenue, Hutton Mount, Essex, CM13 2LZ**

A very fine 1950's built property with later additions available for the first time in many years, with an extensive frontage of 96' to one of the most popular roads on this very exclusive estate.

Although the property has many interesting and attractive features, it will offer an excellent opportunity for those looking to enlarge and improve subject to the usual planning consents on a spacious plot in excess of a quarter of an acre.

A pair of wood effect obscure UPVC double glazed front doors with obscure glazed panels to either side opens to the:-

### **RECEPTION HALL**

A bright and spacious entrance into this appealing property. The entrance hall has a maximum width of 29'10. Light is drawn from a UPVC wood effect double glazed window to the front in addition to the obscure double glazed doors plus four skylight windows. A pair of double doors open to a useful storage cupboard that accommodates the fuse box and meters. Two radiators. Spotlights and ornate coved cornice to ceiling. A wooden spindled balustrade staircase rises to the first floor level below which is a deep cupboard fitted with light.

### **CLOAKROOM**

Fitted with a pedestal wash hand basin and close coupled WC with wooden seat. Radiator. Tiling to the floor. The walls are partially tiled with feature border. Obscure double glazed window to the front elevation.

### **DRAWING ROOM**

25'2 x 13'5 (7.67m x 4.09m)

A splendid room illuminated by a large double glazed bay window overlooking the secluded surrounding gardens. Additional wide double glazed window to the side. A pair of UPVC wood effect double glazed French doors lead to the

southerly terrace. Two radiators. Ornate coved cornice to ceiling with decorative ceiling rose. Glazed double doors connect the drawing room to the dining room.

### **DINING ROOM**

17'10 x 15' (5.44m x 4.57m)

A grand reception room from which double glazed French doors with windows to side open to the garden. Two radiators. Two feature oriel style windows face the rear gardens and to the centre of this is an ornamental wooden carved fireplace incorporating a period style fire with open grate and marble hearth. Ornate coved cornice to ceiling and decorative ceiling rose.

### **KITCHEN/BREAKFAST ROOM**

16'8 x 12' (5.08m x 3.66m)

The kitchen/breakfast room is situated at the rear of the property and a double glazed wooden window overlooks the well screened and beautifully tended surrounding gardens. The kitchen has been fitted with a range of units that comprise base cupboards, drawers and matching wall cabinets along all four walls. A long contrasting corian worktop incorporates a one and a quarter bowl single drainer sink unit with Victorian style mixer tap and tiled splashbacks fitted above. Integrated appliances to remain include a four ring gas hob with ornate extractor hood fitted above. Neff fan assisted oven with microwave oven above. Integrated refrigerator and freezer. Neff dishwasher to remain. To one wall is a dresser unit with glazed display cabinets and adjacent is an integrated wine rack. Terracotta style tiling to the floor. From the kitchen a UPVC double glazed door opens to the:-

### **CONSERVATORY**

16'1 max x 14'5 max (4.90m max x 4.39m max)

A delightful and very much enjoyed later addition to this property. Tall floor to ceiling windows provide panoramic views of the extensive and very private surrounding gardens

to the rear. Continuation of terracotta tiled flooring from the kitchen/breakfast room. Doors open to the rear garden. Radiator.

### **STUDY/BEDROOM FOUR**

13'5 x 10'10 (4.09m x 3.30m)

A magnificent home office beautifully fitted with a range of units that comprise base cupboards, drawers and wall mounted cupboards with book shelves running along two walls. A spacious desk is fitted with drawers below. Double glazed French doors lead to the rear garden terrace. Spotlights and coved cornice to ceiling. Radiator.

### **BEDROOM TWO**

13'5 x 12'5 (4.09m x 3.78m)

A well proportioned room from which a double glazed window overlooks the screened garden to the front. Radiator. Coved cornice to ceiling. Floor to ceiling built-in mirrored wardrobes provide ample hanging and shelving space.

### **BEDROOM THREE**

14'8 x 10'6 (4.47m x 3.20m)

A large double bedroom fitted with a double glazed window to the side elevation with radiator below. Coved cornice to ceiling. A range of wardrobes with mirrored doors provide hanging and shelving space.

### **SHOWER ROOM**

Containing a tiled shower enclosure with wall mounted controls. Vernon Tutbury close coupled WC with wooden seat and Vernon Tutbury pedestal wash hand basin. The walls are partially tiled with feature decorative border. Spotlights to ceiling. Extractor fan. Radiator. Obscure double glazed window the rear elevation.

### **FIRST FLOOR LANDING**

Light is drawn from a double glazed velux window to the rear elevation. Door to airing cupboard which incorporates the hot water cylinder and slatted shelving. Spotlights to ceiling. Access to loft storage space. Door to:-

## MASTER BEDROOM SUITE

40'9" max x 18' max (12.42m max x 5.49m max)

An outstanding master bedroom suite fitted with "His & Hers" dressing areas that each contain mirrored wardrobe doors that provide excellent hanging and shelving space. From each of the dressing areas doors open to useful eaves storage. The master bedroom area has a vault to the ceiling with exposed ceiling beams that very much adds to the impression of space and character throughout. Two double glazed windows provide elevated views of the extensive gardens to the front and the Hutton and Shenfield Union church in the distance. Five radiators. Four wall light points. Two double glazed Velux windows face the rear elevation and running along an entire wall is a dressing table area fitted with drawers below. Door to:-

## EN-SUITE BATHROOM

This contains a tiled shower enclosure with wall mounted controls. Close coupled WC with wooden seat. Sottini vanity wash hand basin with mixer tap. Tile enclosed jacuzzi whirlpool bath fitted with mixer tap and hand held shower attachment. Tall contemporary style radiator. Shaver point. Tiling to ceiling height with feature border. Spotlights to ceiling. Extractor fan. Double glazed Velux window to the rear elevation.

## OUTSIDE

## REAR GARDEN

Running across the rear of the property is a veranda which provides a delightful seating area throughout all four seasons. From the veranda a step descends to a paved terrace that wraps around the rear of the property and there is access to the front garden from either side. The rear garden is a most attractive feature and has dimensions of 82' x 44'. In fact, the entire plot measures approximately 0.27 acre. The garden is largely laid to lawn interspersed with well stocked flowerbeds planted with an impressive assortment of shrubs and plants. To the far end a magnolia tree is fitted with a circular bench surrounding the trunk. Railway sleepers retain two raised flowerbeds. Outside lighting. A pathway leads from the terrace to the far corner from which there is a covered seating area.

## FRONT GARDEN

The front garden is very well screened from Roundwood Avenue by a mature hedgerow. A large ornamental pond runs throughout and this is decorated by three mature Acers which shrubs such as fuchsias that add colour and interest to the garden. Architectural lighting illuminates this area. The remainder has been laid to crazy paving with a pergola which provides an attractive seating area that is entirely screened from the road. A driveway leads to the:-

## DETACHED GARAGE

18'7" x 16'6" (5.66m x 5.03m)

Of brick construction with a pitched tiled roof. The garage has been fitted with a remote controlled electronically controlled up and over door. A glazed door leads to the rear garden. Fitted with power and light with useful storage space within the rafters.

## AGENT'S NOTE

EPC & Floor Plan to follow



