



MEACOCK & JONES

**The Hollies 70 Heronway
Hutton Mount**

MEACOCK & JONES

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This five bedroom family home is set in a highly sought after position within one of the most favoured roads of Hutton Mount, just one mile from Shenfield station and with an attractive secluded south westerly facing garden and a plot of approximately 0.33 of an acre.

Externally the very large rear garden is mainly laid to lawn, commencing with a large paved patio area and screened by mature shrubs and trees, offering plenty of seclusion. There is the convenience of side access to the front.

The large frontage is extremely private with mature shrubs and hedges to borders providing screening, and the block paved driveway providing comfortable parking for five or six vehicles, also giving access to the large double garage.

£2,295,000



Accommodation comprises:

Entrance Hallway

The impressive entrance hallway has a feature galleried landing and Amtico flooring with double doors opening to:

Lounge 22'4 max x 20'4 max (6.71m`1.22m max x 6.10m`1.22m max)

Currently being used as a billiard room, with large walk in feature brick built fireplace with oak mantel and log burner. Double doors lead into:

Snug 15'9 x 9'10 (4.80m x 3.00m)

Offering lovely views over the rear garden, understairs storage cupboard and double doors leading to:

Living Room 24'11 x 14'9 max (7.59m x 4.50m max)

Feature stone fireplace, two sets of french doors overlooking the gardens.

Office 11'2 x 12'6 (3.40m x 3.81m)

Set to the front of the house.

Cloakroom 6'1 x 3'8 (1.85m x 1.12m)

Obscure window to front elevation, sink with vanity unit below, wc.

Kitchen/Family Room 19 x 13'9 (5.79m x 4.19m)

A superb room with attractive tiling to floor, gloss units at base and eye level, feature central island unit with breakfast bar, dual sinks, Neff hob with extractor above, granite work surfaces, underfloor heating, and some integrated appliances.

Utility Room

Space for appliances, built in storage units and window to side elevation.

Orangery 18'11 x 11'4 (5.77m x 3.45m)

A most pleasant room set off the kitchen with a feature lantern roof and french doors leading to the outside.

First Floor Landing

Impressive galleried landing with half panelling to the walls, built in airing cupboard.

Bedroom One 17'5 x 15'9 (5.31m x 4.80m)

A superb room with window to rear enjoying views over the rear garden.

Ensuite 12'9 reducing to 6'8 x 11'5 (3.89m reducing to 2.03m x 3.48m)

Underfloor heating, fully tiled, bath, two towel rails, dual sinks with vanity units below, wc, walk in shower cubicle, obscure window to rear.

Bedroom Two 13'1 x 11'10 (3.99m x 3.61m)

Enjoying views over the rear garden.

Ensuite

Fully tiled to floor and walls, chrome towel rail, wc, sink with vanity unit below, walk in shower cubicle.

Bedroom Three 13'9 x 12'6 (4.19m x 3.81m)

With floor to ceiling height wardrobes and views over gardens.

Bedroom Four 15'9 x 12'2 (4.80m x 3.71m)

Large double bedroom with views overlooking the front elevation

Bedroom Five/ Dressing Room 11'3 x 11'2 (3.43m x 3.40m)

Also with views over the front elevation

Family Bathroom 12'11 x 10'2 (3.94m x 3.10m)

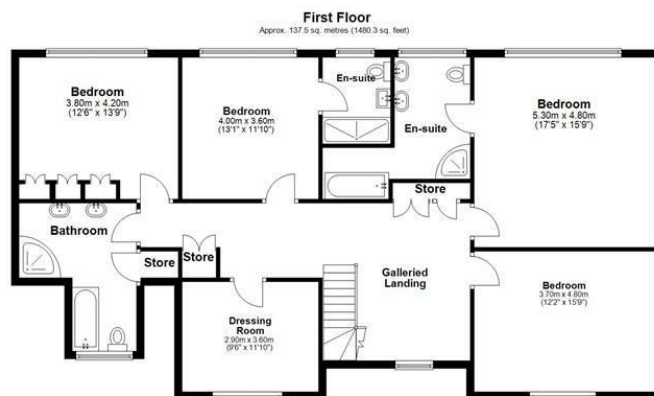
Built in storage cupboard, bath with overhead shower controls, walk in shower cubicle, wc, two towel rails, dual sinks with vanity units below and fully tiling to walls.

Double Garage 19'6 x 18'6 (5.94m x 5.64m)





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Total area: approx. 348.6 sq. metres (3752.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wall thicknesses. No guarantee is given to any measurements including total area. Buyers are advised to take their own measurements.

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