



**MEACOCK & JONES**

3 Bedrooms

House - Semi-  
Detached

Located in Hutton

**OIEO £575,000**



[enquiries@meacockjones.co.uk](mailto:enquiries@meacockjones.co.uk)

[www.meacockjones.co.uk](http://www.meacockjones.co.uk)

01277 218485

# 16 Rayleigh Road Hutton

## Brentwood | Essex | CM13 1AE



Offered for sale with no onward chain, is this beautiful Edwardian cottage which has been stylishly appointed throughout, whilst also offering many period features, and set a just a stones throw from Shenfield mainline station, with its fast service into London and beyond, along with the high street, with great options for shopping and socialising.

The accommodation is entranced via a composite front door leading into the hallway, with solid wood flooring, measuring 12' in length, and in turn giving access to the spacious dining area, with continuation of the flooring, attractive deep skirting boards and views over the rear garden. There is a separate sitting room to the front, with attractive wooden flooring and bay window flooding the room with natural light. The superb modern fitted kitchen has contrasting colour shaker style units at both base and eye level, wood style worktops, some integrated appliances and space for additional appliances, attractive tiled flooring, a stable door leading outside and Velux windows allowing plenty of light in. To the first floor the part galleried landing gives access to the three good sized bedrooms, bedroom two having lovely views over the rear garden, and a modern family shower room with walk in shower cubicle.

Externally there is off street parking to the front of the property, plus double wooden gates to the side which lead to the courtyard style rear garden and further parking if required. There is an outside office with power and light, a built in greenhouse to the bottom of the garden and a raised stepped area leading up to an astro area, enjoying views back to the house.

The area is known for its excellent schooling and has many options available at all levels from nursery through to senior school, including the highly sought after Long Ridings Primary School.

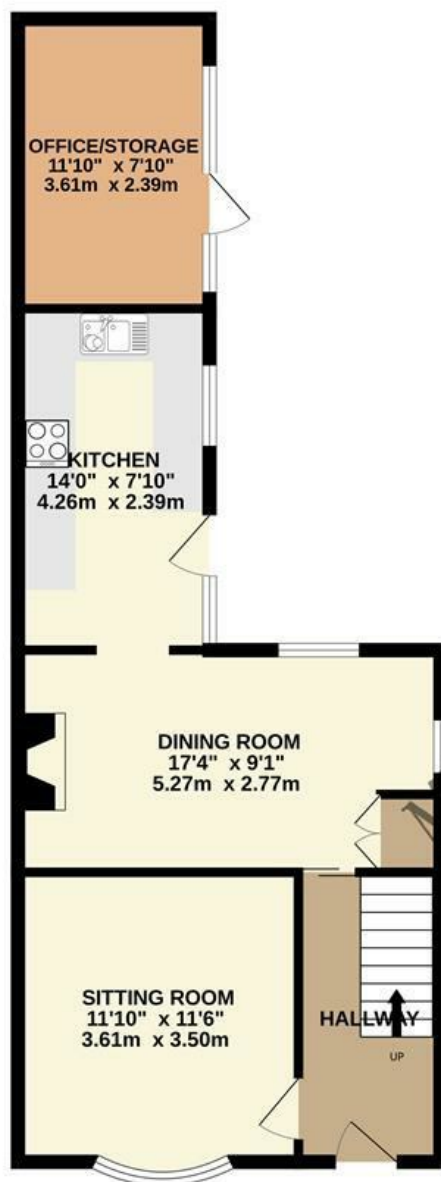
# 16 Rayleigh Road

£575,000 Freehold

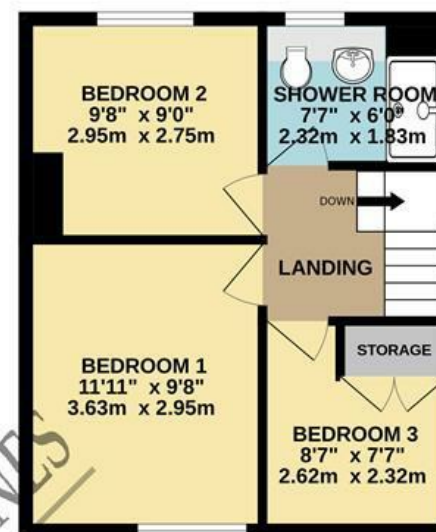
- BEAUTIFUL EDWARDIAN COTTAGE
- THREE BEDROOMS
- HOME OFFICE
- OFF STREET PARKING
- STYLISHLY PRESENTED THROUGHOUT
- TWO RECEPTION ROOMS
- COURTYARD STYLE GARDEN
- STONES THROW TO SHENFIELD STATION



GROUND FLOOR  
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA: 916 sq.ft. (85.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Accommodation comprises:**

**Entrance Hallway**

**Dining Room**

17'4 x 9'1

**Sitting Room**

11'10 x 11'6

**Kitchen**

14' x 7'10

**First Floor Landing**

**Bedroom One**

11'11 x 9'8

**Bedroom Two**

10'1 x 9'1

**Bedroom Three**

8'7 x 7'1

**Shower Room**

6'11 x 6'

**Externally**

**Outside Office**

11'10 x 7'10

**MEACOCK & JONES**

106 Hutton Road

Shenfield

Essex

CM15 8NB

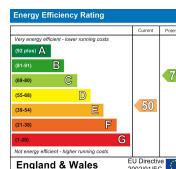
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**Council Tax Band: D**

**Local Authority:**



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