



67 Cedar Road

Hutton

Price guide £575,000

MEACOCK & JONES

106 Hutton Road, Shenfield, Essex, CM15 8NB

Tel: 01277 218485

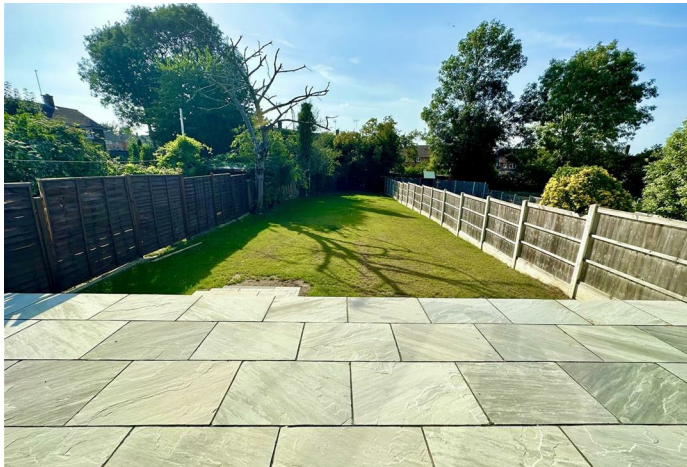
Email: enquiries@meacockjones.co.uk

Web: www.meacockandjones.co.uk

MEACOCK & JONES

An excellent opportunity to acquire a very appealing three bedroom semi-detached bungalow which has been the subject of considerable improvement by the current owners and extended to provide spacious accommodation. The property benefits from a magnificent open plan kitchen/dining/living area that provides views of the 100' westerly rear garden. Located within easy reach of Shenfield mainline railway station, shopping Broadway and good local schools. NO ONWARD CHAIN.

- **Three Bedrooms**
- **Excellent Location**
- **Modern Bathroom**
- **100' Westerly Rear Garden**
- **Magnificent Kitchen/Dining/Living Area**
- **No Onward Chain.**
- **Recently Refurbished**
- **Within Easy Reach of Shenfield Mainline Railway Station and Shopping Broadway**



Steps rise to a solid wood front door that opens to the:-

Entrance Hall

A bright and spacious entrance into this appealing home. LVT flooring. Radiator. LED lights to ceiling. Door to:-

Bedroom Two 10'9 x 8'5 (3.28m x 2.57m)



A good size bedroom with UPVC double glazed window to the front elevation with radiator below.

Bedroom One 17'3" into bay > 16' x 11'4 (5.26m into bay > 4.88m x 3.45m)



A large bedroom drawing light from a UPVC double glazed bay window to the front elevation with radiator fitted below. A central focal point is the fireplace.

Bathroom



A contemporary style room fitted with a large freestanding bath with wood paneling behind. Corner shower with wall mounted controls and metro style tiling behind. Wash hand basin with two door vanity

unit below. Back to wall WC. Continuation of LVT flooring. Extractor fan. LED lights to ceiling. Chrome towel rail. UPVC obscure glazed window to side elevation.

Bedroom Three 9'5 x 8'5 (2.87m x 2.57m)



Another good size bedroom with UPVC double glazed window to side elevation with radiator below.

Open Plan Kitchen/Dining/Living Area 29'0" max > 14'7" x 18'9" max > 11'4 (8.84m max > 4.45m x 5.72m max > 3.45m)



An outstanding room in every respect. This open plan kitchen/dining/living room has been comprehensively fitted with a fine quality modern range of units that comprise base cupboards, drawers and matching wall cabinets. Fitted with quartz worktops. To the centre is a feature island unit incorporating a sink with mixer tap, integrated dishwasher, washing machine and seating for two people. AEG five ring gas hob with chimney extractor above. AEG one and a half electric oven. Integrated fridge-freezer and tumble dryer. Light is drawn from bi-folding doors with panels to either side which overlooks the 100' rear garden. Skylight window. Continuation of the LVT wood effect flooring from the hallway. Underfloor heating to the kitchen area. Radiator. LED lights to ceiling.

Rear Garden

The rear garden is a very attractive feature. Running across the rear of the property is a flag stone effect terrace that is in sunshine throughout virtually the entire day. The garden has a westerly elevation and measures around 100' in depth. The remainder is laid to lawn. Door access to the garage.

Front Garden

Very large pea shingle driveway providing off street parking for numerous vehicles and retained by a low level brick wall. Leads to garage.

Garage

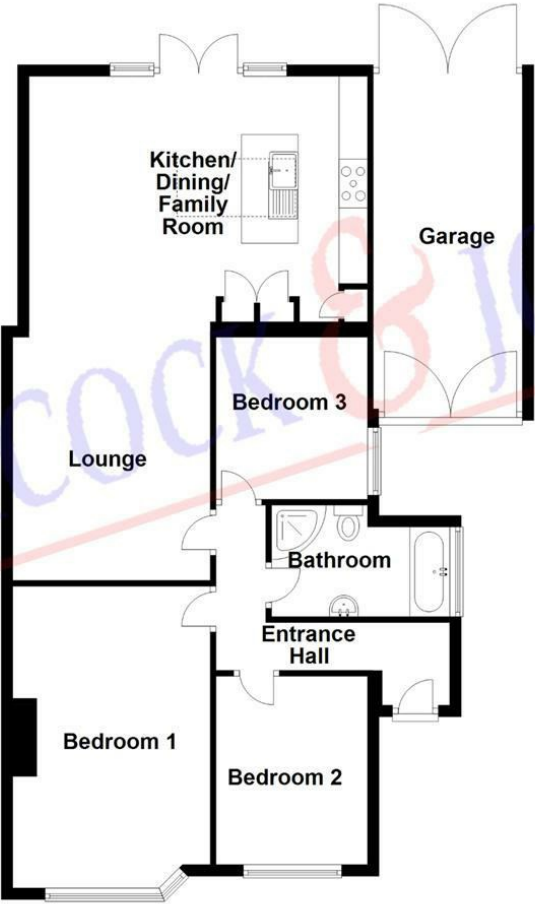
Internal dimensions of 18'2 x 8'6. The garage can be accessed from the front or rear of the property. Power and lighting. Houses the newly fitted gas fired boiler.



Ground Floor

APPROX INTERNAL FLOOR AREA
106 SQ M 1140 SQ FT
INCLUDING GARAGE

This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.
Copyright Meacock & Jones



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	87

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	