



58 Whittington Road  
Hutton

*MEACOCK & JONES*



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**MEACOCK & JONES**

A beautifully appointed end terrace three bedroom property within easy access of local amenities and Shenfield mainline railway station and shopping Broadway. The property falls within the St. Martin School catchment area. There is a green area opposite the front of the property which provides a particularly pleasant outlook to the house. Block paved driveway which provides offstreet parking for two vehicles with ease. Flowerbed borders.

**Offers over £395,000**



A UPVC double glazed front door with obscure glazed panels to the side opens to the hallway.

#### **SPACIOUS HALLWAY 4.11m x 3.66m**

Radiator. Stairs rise to the first floor landing. Luxury Vusta wood effect flooring which runs throughout the whole of the ground floor of the property.

#### **LOUNGE 13'6 x 12'**

A good sized reception room. Feature fireplace with bespoke storage cabinet to one side. Vusta wood effect flooring. UPVC double glazed window to the front elevation with radiator below.

#### **KITCHEN 15'3 x 7'10 (4.65m x 2.39m)**

Of a good size providing ample space for a dining area. Fitted with a range of Shaker style base and eye level units. Neff gas hob. Neff oven with chimney extractor above. Marble effect laminate worktops. Sink with drainer unit. Space for washer drier. Integrated dishwasher. Integrated fridge/freezer. Radiator. Access to:-

#### **CONSERVATORY 12'11 x 8'1 (3.94m x 2.46m)**

A very useful addition to the property. Radiator. French doors lead out onto the garden. Continuation of Vusta wood effect flooring. Step down into the attractively low maintenance rear garden.

#### **FIRST FLOOR LANDING**

Access to loft storage space. Possibility for further extension, if required.

#### **FAMILY BATHROOM 7'5 x 5'5 (2.26m x 1.65m)**

Tiling to full ceiling height. LED lights to ceiling. Extractor fan. UPVC obscure double glazed window overlooking the rear elevation. Chrome towel rail. Fitted with a white suite comprising close coupled WC. Wash hand basin fitted within a two drawer vanity unit. Bath with raindance shower head fitted above and glass shower panel.

#### **BEDROOM ONE 12'5 x 9'9 (3.78m x 2.97m)**

A large double bedroom. Two UPVC double glazed windows overlooking the front elevation and the green. Useful built in up and over bed storage cupboards. Radiator.

#### **BEDROOM TWO 9'8 x 8'6 max (2.95m x 2.59m max)**

UPVC double glazed window enjoying views across the rear garden with radiator below. LED lights to ceiling. Three door storage wardrobe unit.

#### **BEDROOM THREE 10'2 x 7'6 (3.10m x 2.29m)**

UPVC double glazed window to the front elevation with radiator beneath.

#### **REAR GARDEN**

This area commences with a paved area which leads round to the side access to the house. Raised deck incorporating artificial grass. Secure fencing with bamboo screening. Railway sleepers. Solid base for shed. Outside tap and water feature.

















GROUND FLOOR  
APPROX. FLOOR  
AREA 408 SQ.FT.  
(37.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 346 SQ.FT.  
(32.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 754 SQ.FT. (70.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>85</b>	<b>England &amp; Wales</b>
			EU Directive 2002/91/EC