



**46 Rayleigh Road  
Hutton**

**MEACOCK & JONES**



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**MEACOCK & JONES**

\*Initial offers are invited in the region of £900,000 to £950,000\*

Available for the first time in 53 years is this centrally located family home offering enormous scope to enlarge on a magnificent plot featuring a well tended garden to the rear that measures 115' X 45'. All rooms are bright and spacious and the house is just minutes walk from Shenfield Mainline Railway Station, Shopping Broadway and good local schools. This property is offered to the market no onward chain.

## Offers over £900,000





Steps rise to a UPVC wood effect front door with feature obscure double glazed insert and obscure double glazed windows to the side. This opens to the:-

### ENTRANCE HALL

A bright and spacious entrance into this appealing family home. The ceilings in this house are relatively tall, so this very much adds to an impression of space throughout. A staircase rises to the first floor level and below this is a useful storage cupboard. Radiator. Door to:-

### WC

Contains a WC and pedestal wash hand basin. Radiator. Partial tiling to the walls. Extractor fan.

### SITTING ROOM 12'5 max x 12' (3.78m max x 3.66m)



A delightful room drawing maximum light from a wide UPVC double glazed bay window that overlooks the southerly garden to the front. A second UPVC double glazed window faces the side elevation. Radiator. Coved cornice to ceiling. Two wall light points. A central focal point is a feature electric fire with decorative surround. Obscure glazed sliding doors open to the:-

### DINING ROOM 14'6 x 12'1 (4.42m x 3.68m)



A charming room fitted with UPVC double glazed tall sliding patio doors that provide access to and views of the extensive 115' garden to the rear. Radiator. Additional UPVC double glazed window to the side elevation. Serving hatch to kitchen. This room is accessed from the sitting room and also independently from the entrance hall. For those that enjoy open plan living, it is worth noting that this room is adjacent to the kitchen/breakfast room and could quite conceivably be incorporated to provide one large open plan space.

### KITCHEN/BREAKFAST ROOM 12' max x 10' max (3.66m max x 3.05m max)



The kitchen has been comprehensively fitted with a fine quality range of units that comprise base cupboards, drawers and matching wall cabinets along three walls. A marble effect roll edge worktop incorporates a Franke stainless steel single drainer sink unit with mixer tap and tiled splashbacks fitted above. Space for oven cooker with Electrolux extractor hood fitted above. Space and plumbing for washing machine. Space for free standing fridge freezer. Additional recess for freezer. Wide double glazed window provides central views of the extensive and beautifully planted garden to the rear. Radiator. A UPVC double glazed door opens to the conservatory. Radiator. Door to pantry. This pantry has been fitted with shelving and light. Obscure glazed window to the side. Quarry tiling to floor. Power. Door to additional tall cupboard fitted with shelving and a painted wooden bi-folding door opens to additional storage facility.

### CONSERVATORY 10'7 x 5'9 (3.23m x 1.75m)

Of UPVC construction built upon a brick plinth with polycarbonate roof. Tiling to the floor. An excellent and very much enjoyed later addition to this marvellous

family home. A UPVC double glazed door leads outside. Tap.

### FIRST FLOOR LANDING

The landing draws light from a double glazed window fitted above the stairwell. A door opens to useful eaves storage space. Additional double glazed window fitted to the side elevation. Radiator. Doors to:-

### BEDROOM ONE 14'7 x 12' (4.45m x 3.66m)



A well proportioned bedroom situated above the sitting room and fitted with a wide double glazed bay window to the front elevation with additional window to the side. Radiator.

### BEDROOM TWO 13'6 x 12' (4.11m x 3.66m)



A splendid dual elevation bedroom fitted with double glazed windows to the side and rear elevations. The window to the rear is particularly large and provides an excellent view of the picturesque garden below. Radiator.

### BEDROOM THREE 10' x 10' (3.05m x 3.05m)

A square bedroom situated at the rear of the property with a double glazed window providing extensive views of the garden below. A built-in wardrobe with cupboard above provides hanging space and dressing table adjacent with drawers and cupboard below. Radiator. The walls are partially panelled.

### BEDROOM FOUR 8'7 x 8'4 (2.62m x 2.54m)

A large double glazed window to the front elevation with additional window to side. Cupboards built in to the dormer. Radiator.

### FAMILY BATHROOM



A tastefully appointed bathroom fitted with a panel enclosed bath with mixer tap, hand grips and wall mounted shower attachment with glass shower screen. Wall mounted wash hand basin with mixer tap. Close coupled WC. The walls are tiled to full ceiling height with feature border. Radiator. Obscure double glazed window to side elevation. Wide airing cupboard that contains the hot water cylinder with slatted shelving above.

### REAR GARDEN

The rear garden is a particularly attractive feature. The plot is very large and in fact the garden has a depth of 115' and a width of 45'. Running across the rear of the property is a paved terrace. Steps descend to a second lower level terrace and from here a pathway runs along the garden. The garden has been large laid to lawn and has been planted with varied and interesting assortment of mature shrubs, plants and trees that all serve to provide an outstanding garden setting. Spring flower plants include rhododendrons and two established camelia trees. Azaleas and fuschia add further colour and many other shrubs, too numerous to mention. An outside toilet, integratated within the house, is a very practical feature. A greenhouse and two sheds are to

remain. Access to the front garden from either side of the house.

### **FRONT GARDEN**

The front garden consists of block paved driveway that provides ample off street parking. The remainder of the garden has been laid to lawn. The front garden is screened from the road by tall hedgerow and planted with various shrubs and plants. Access to garage.

### **GARAGE 18'4 x 8'2 (5.59m x 2.49m)**

Fitted with a remote controlled electronically operated up and over door. The garage accommodates the meters and fusebox. Wall mounted Viessman gas fired boiler provides heating and hot water. UPVC obscure double glazed window to the side. Door to rear garden. Power and light connected.











APPROX INTERNAL FLOOR AREA  
144 SQ M 1558 SQ FT

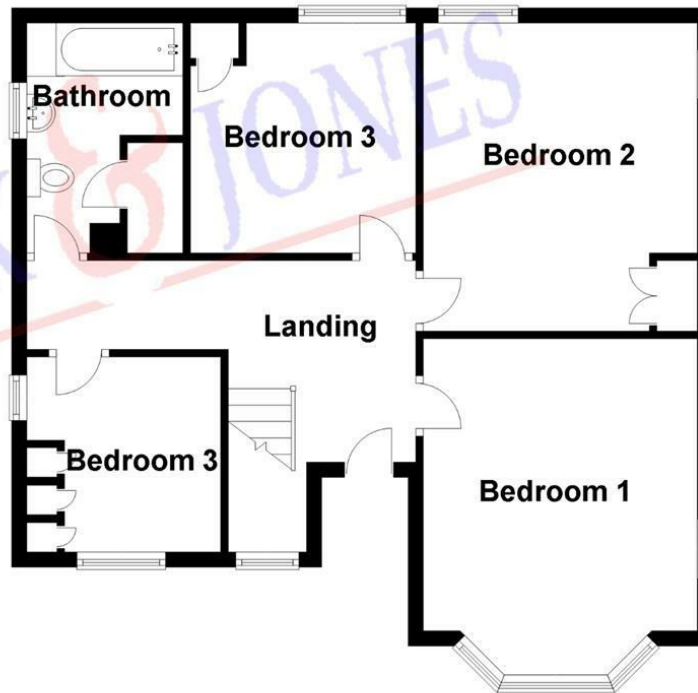
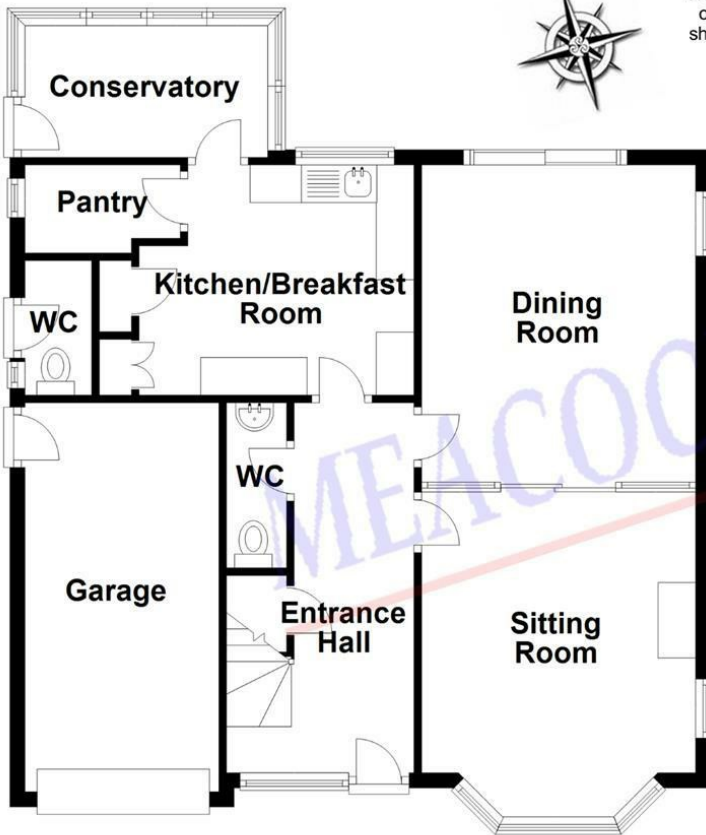
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## Ground Floor



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.  
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## First Floor



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	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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