



**3 Oakbank  
Hutton**

**MEACOCK & JONES**

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**MEACOCK & JONES**

A most appealing four bedroom semi-detached chalet style property located in a quiet cul-de-sac in Hutton. Beautifully presented throughout and is 1.3 of a mile from Shenfield mainline railway station and shopping Broadway.

**Offers in excess of £500,000**



A step rises to the composite front door which opens to:-

### **Entrance Hall**

A bright and spacious entrance into this appealing family home measuring 12'6 in length. Stairs rise to the first floor level. LED lights to the ceiling. Porcelain marble effect tiles to the floor. Radiator with ornamental cover. Door to:-

### **Cloakroom 3' x 2'8 (0.91m x 0.81m)**

Comprises of a wall mounted wash hand basin with mixer tap and close coupled WC. Porcelain marble effect tiles to the floor and part tiling to the walls with wall mounted mirror. LED lights to ceiling.

### **Sitting Room 12'7 x 11'8 (3.84m x 3.56m)**

This is a splendid reception room illuminated by a UPVC double glazed window to the front elevation with radiator below. LED lights to ceiling. This room opens to:-

### **Family Room 18'3 x 10'2 (5.56m x 3.10m)**

A splendid reception room with UPVC double glazed window and door to the rear garden. Two radiators. Continuation of the marble effect porcelain tiles from the entrance hall. Open to the:-

### **Kitchen/Diner 22'9 x 6'7 (6.93m x 2.01m)**

This is an outstanding kitchen in every respect comprehensively fitted with a fine quality range of modern grey gloss units that comprise base cupboards, drawers and matching wall cabinets. Contrasting laminate work top incorporates a stainless steel single drainer sink unit with mixer tap. Dual oven. Induction hob with extractor above. Space for American style fridge/freezer. Integrated dishwasher, Dual aspect with UPVC double glazed window overlooking the rear garden and UPVC double glazed window to the front. Continuation of the marble effect porcelain tiles. To one end of the kitchen there is an area for a dining table and chairs. LED lights to ceiling.

### **First Floor Landing**

Eaves storage space. Door to:-

### **Master Bedroom 13'7 x 11'4 (4.14m x 3.45m)**

A very good size double bedroom with UPVC double glazed window to the front elevation. Exposed timber floorboards. Floor to ceiling wardrobe provides ample hanging and shelving space.

### **Bedroom Two 11'5 x 9'6 (3.48m x 2.90m)**

Another good size double bedroom with UPVC double glazed window to the rear elevation with radiator below. Built-in storage cupboard.

### **Bedroom Three 11'10 x 6'11 (3.61m x 2.11m)**

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

### **Bedroom Four 9' x 6'7 (2.74m x 2.01m)**

With UPVC double glazed window to the rear elevation with radiator below.

### **Shower Room 6'10 x 5'6 (2.08m x 1.68m)**

Comprises of a walk-in shower with glass screen and waterfall shower head above. Contemporary style oval shaped wash hand basin with mixer tap and storage below. Back to wall WC. Heated towel rail. UPVC obscure double glazed window to the rear elevation.

### **Rear Garden**

The rear garden benefits from a southerly aspect and running along the rear of the property is a large timber decked area of an ideal size for outdoor entertaining. The remainder of the garden is pea shingle. Large storage shed. Side access to front.

### **Front Garden**

The front garden consists of a block and crazy paved driveway with picket fence to boundaries and provides off street parking for numerous vehicles with ease.

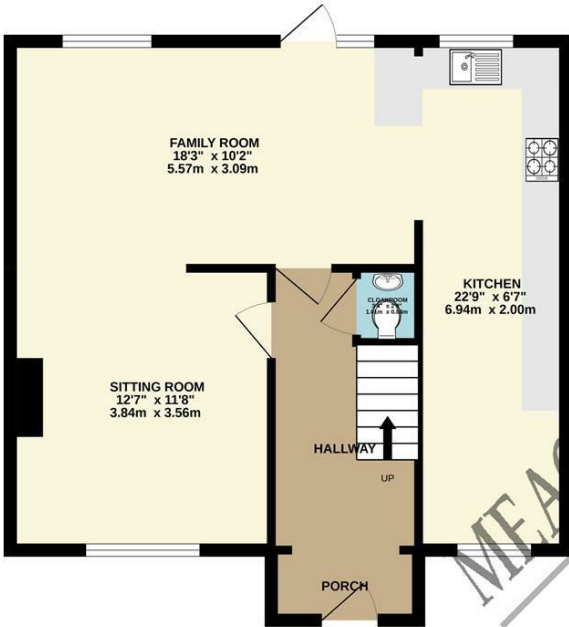




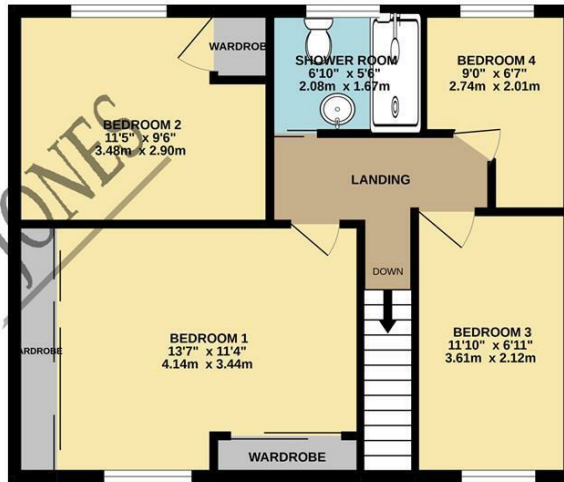




GROUND FLOOR  
582 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR  
517 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 1099 sq.ft. (102.1 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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