



Scarlet Oak Roundwood Avenue  
Hutton Mount  
£9,750 Per month

MEACOCK & JONES

## Scarlet Oak Roundwood Avenue, Hutton Mount, Essex, CM13 2ND

A magnificent family home, set on one of Hutton Mounts premier roads on a corner plot offering approximately 4255 sq ft of accommodation arranged over three floors.

A large reception hallway leads to the dual aspect lounge, fitted with bespoke cabinetry, and impressive dining room, with bifolding doors leading to the garden and further doors into the superb open plan kitchen/living room. The kitchen has a central island unit with modern design units and bifolding doors again opening out to the rear, plus a fantastic feature lantern allowing plenty of natural light to flood in.

There is the convenience of a separate utility room, shower room and snug, which has access into the double garage. Heading upstairs, the first floor has three of the bedrooms, the main bedroom suite being a spectacular space with an expansive dressing room having floor to ceiling height wardrobes across three walls, and a splendid four piece ensuite bathroom. Bedrooms four and five are good sized rooms, and bedroom five has an ensuite shower room plus a dressing room. The second floor offers two further bedrooms, bedroom two is a very large room with walk in dressing area and a large ensuite bathroom, plus bedroom three also with the benefit of an ensuite.

Externally the property is accessed via electric gates and is surrounded by mature shrubs providing much screening and privacy. The large driveway provides parking for numerous vehicles and gives access to the large double garage whilst the unoverlooked rear garden is mostly laid to lawn with an expansive patio, providing a super space for entertaining or relaxing.

Shenfield mainline railway station is just a short stroll away, and provides fast and frequent links into London, along with the additional options that the Elizabeth Line offers. The area is known for its excellent local schools, many of which are within easy reach.

### Accommodation comprises:

#### Entrance Hall

#### Lounge

16'4 x 16'2 (4.98m x 4.93m)

#### Dining Room

21'8 x 16'2 (6.60m x 4.93m)

#### Kitchen/Living Area

29'6 x 22'2 (8.99m x 6.76m)

#### Utility Room

11' x 7'5 (3.35m x 2.26m)

#### Snug

15' x 11'4 (4.57m x 3.45m)

#### First Floor Landing

#### Bedroom One

16'4 x 13'8 (4.98m x 4.17m)

#### Dressing Room

14'9 x 13'5 (4.50m x 4.09m)

#### Ensuite Bathroom

#### Bedroom Four

16'4 x 16'2 (4.98m x 4.93m)

#### Bedroom Five

15' x 11'3 (4.57m x 3.43m)

#### Dressing Area

#### Ensuite Shower Room

#### Family Bathroom

#### Second Floor Landing

#### Bedroom Two

22'2 x 10'9 (6.76m x 3.28m)

#### Ensuite Bathroom

#### Bedroom Three

20'5 x 14' (6.22m x 4.27m)

#### Ensuite Shower Room

#### Externally

#### Double Garage

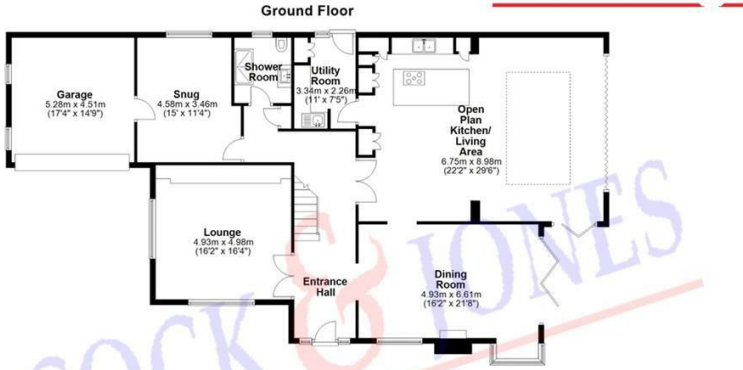
17'4 x 14'9 (5.28m x 4.50m)

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APPROX INTERNAL FLOOR AREA  
 MAIN HOUSE 395 SQ M 4255 SQ FT  
 GARAGE 21 SQ M 227 SQ FT  
 TOTAL 416 SQ M 4482 SQ FT

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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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	

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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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