



13 Tomlyns Close
Hutton
Offers over £500,000

MEACOCK & JONES

13 Tomlyns Close, Hutton, Essex, CM13 1PU

Set well back from the road this three bedroom semi detached property is situated in a very pleasant quiet cul-de-sac on the borders of Hutton Village and is also within easy walking distance of local schools and shops and is easily accessible to the centre of Shenfield and the mainline railway station.

A wooden front door with glazed panel opens to the:-

ENTRANCE HALL

13'11 x 6' (4.24m x 1.83m)

A spacious entrance into this family home. Stairs rise to the first floor.. Understairs storage cupboard. Additional cupboard housing the gas fired boiler. Radiator. Coved cornice to ceiling.

LOUNGE

14'3 x 11'3 (4.34m x 3.43m)

Hardwood double glazed bay window to the front elevation. Wall lights. Radiator. Feature wooden fireplace with feature tiling and cast iron inset on a slate hearth. Coved cornice to ceiling. Dado rail. Glass panellled doors lead into the:-

DINING ROOM

10'6 x 8'4 (3.20m x 2.54m)

Coved cornice to ceiling. Dado rail. Radiator. Double doors lead into the:-

CONSERVATORY

10'11 x 8'9 (3.33m x 2.67m)

A most pleasant addition to the property providing views across the rear garden. Hardwood double glazed windows on a brick base with herringbone style vinyl flooring. Radiator.

KITCHEN

9'1 x 10'7 (2.77m x 3.23m)

Accessed from the dining room and situated at the rear of the property. The kitchen is fitted with a range of Shaker

style base and eye level units with marble effect worktops fitted above. Gas hob with oven below. Integrated fridge/freezer. One and a half bowl sink unit with drainer. Space for washing machine, tumble drier and dishwasher.

FIRST FLOOR LANDING

Storage cupboard. Obscure hardwood double glazed window to side elevation. Access to loft space. Coved cornice to ceiling.

BEDROOM ONE

12'5 x 10'2 (3.78m x 3.10m)

A very good sized double bedroom. Radiator. Hardwood double glazed window to the front elevation. Built in storage cupboard.

BEDROOM TWO

11'8 to 9'4 x 11'8 (3.56m to 2.84m x 3.56m)

Coved cornice to ceiling. Hardwood double glazed wooden window to the rear elevation with radiator below. Built in storage cupboard.

BEDROOM THREE

8'5 x 7'5 (2.57m x 2.26m)

A dual aspect room with hardwood double glazed windows to the side and front elevations. Coved cornice to ceiling. Radiator.

BATHROOM

5'6 x 4'11 (1.68m x 1.50m)

Half tiling to walls. Obscure double glazed hardwood window to the rear elevation. Pedestal wash hand basin. Panelled bath with shower attachment.

SEPARATE WC

5'6 x 3' (1.68m x 0.91m)

White WC. Obscure hardwood double glazed window to the side elevation. Coved cornice to ceiling.

REAR GARDEN

A good sized well screened rear garden commencing with paved patio area. A pathway leads to the end of the garden and the area is planted with mature trees to both sides.

FRONT GARDEN

The property is approached from a bonded resin pathway and has a driveway capable of parking two vehicles with ease. There is potential to extend the parking area further, if required.

GARAGE



