



9a Fairview Avenue  
Hutton  
£1,495 Per calendar month

MEACOCK & JONES

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## 9a Fairview Avenue, Hutton, Essex, CM13 1NX

An attractive modern bright and spacious one bedroom house situated on a generous corner plot located in a very pleasant and convenient part of Hutton. Excellent accommodation comprising fantastic kitchen/living area across the rear of the property, separate lounge, downstairs cloakroom, spacious bedroom with dressing area and bathroom. Rear garden and large driveway providing off street parking for 3/4 cars. Situated 1.1 miles from Shenfield mainline railway station, Crossrail terminus and shopping Broadway. This appealing home has been appointed to a very good standard throughout.

### Entrance Hall

### Lounge

11'7 x 11 (3.53m x 3.35m)

### Cloakroom

4'7 x 3'2 (1.40m x 0.97m)

### Kitchen/Dining/Living Area

20'6" max > 10'3" max x 14'1" max > 10'5 max (6.25m max > 3.12m max x 4.29m max > 3.18m max)

### Bedroom One

13'4 x 10'11 (4.06m x 3.33m)

### Dressing Area

7'5 x 6'7 (2.26m x 2.01m)

### Bathroom

7'4 x 6' (2.24m x 1.83m)

### Rear Garden

### Large Driveway

### Agents Note

COUNCIL BAND 'C'



