



2 Princes Way
Hutton
Offers over £900,000

MEACOCK & JONES

2 Princes Way, Hutton, Essex, CM13 2JN

A unique opportunity to acquire a three bedroom detached property situated in a prominent position on a substantial corner plot in Hutton within easy walking distance of Shenfield mainline railway station and shopping Broadway. Hutton and Shenfield tennis club is also a short walk away. Subject to local planning, this property offers an ideal opportunity to improve and enlarge to the side and rear elevations.

A block paviour pathway leads to the tiled canopy porch with lighting. A double wooden entrance door with stained glass inserts opens to the:-

ENTRANCE HALL

Coved cornice to ceiling. Dado rail. Radiator. A white spindled staircase rises to the first floor level with UPVC double glazed window to the front elevation. Understairs storage cupboard.

LOUNGE

17'3 reducing to 16'1 x 17'7 (5.26m reducing to 4.90m x 5.36m)

A large dual aspect room. UPVC double glazed window to the front elevation with radiator below. Additional radiator. UPVC double glazed bay window overlooking the south westing facing rear garden. Ceiling rose. Feature plaster cast fire surround with brick insert and hearth fitted with an inset gas fire. Coved cornice to ceiling. Dado rail.

DINING ROOM

9'11 x 10'7 (3.02m x 3.23m)

Accessed from the hallway An obscure glazed door leads into the dining room. Radiator. Coved cornice to ceiling. Dado rail. French doors leads to the inner hallway. Access to the conservatory.

CLOAKROOM

6' x 2'10 (1.83m x 0.86m)

Half tiled. UPVC double glazed window to the side elevation.

Radiator. Fitted with a white suite comprising close coupled WC. Hand wash basin. Medicine cabinet. Tiled flooring.

KITCHEN

9'10 x 8'10 (3.00m x 2.69m)

Fitted with a range of base and eye level units. Fully tiled. UPVC double glazed window overlooking the side elevation. Sink unit with drainer. Space for washing machine, tumble drier and dishwasher. Radiator. Zanussi gas cooker. Vinyl flooring.

LARGE INNER HALLWAY

Access to the front of the property and to the garage. Terracotta tiled flooring. The hallway leads into the:-

UTILITY ROOM

8'8 x 5'2 (2.64m x 1.57m)

A most useful addition to the property. Tiling to the floor. Space for domestic appliances. Continuation of terracotta flooring from the inner hallway.

CONSERVATORY

15'4 x 12'1 (4.67m x 3.68m)

Of wooden construction with glazing to all sides. French doors opening to the mature and private rear garden.

FIRST FLOOR LANDING

A galleried style landing with UPVC double glazed window to the front elevation. Access to loft space. Dado rail.

BEDROOM ONE

17'4 x 11' (5.28m x 3.35m)

This is a dual aspect room with a UPVC double glazed window to the front elevation. Additional UPVC double glazed window to the rear elevation with radiator below. Coved cornice to ceiling. Built-in storage cupboard.

BEDROOM TWO

11' x 9'10 (3.35m x 3.00m)

UPVC double glazed window to the side elevation with radiator below. Coved cornice to ceiling. Built in range of wardrobe to one wall. Additional storage cupboard.

BEDROOM THREE

9'11 x 9' (3.02m x 2.74m)

UPVC double glazed window overlooking the side elevation with radiator below. Coved cornice to ceiling.

FAMILY BATHROOM

6'6 x 5'7 (1.98m x 1.70m)

This room is fully tiled. UPVC obscure glazed window with obscure glass to the side elevation. Fitted with a white suite comprising close coupled WC. Wash hand basin with vanity unit beneath. Corner shower cubicle with start stop shower unit. LED lights to ceiling.

REAR GARDEN

91' x 57' (27.74m x 17.37m)

The property is situated on a substantial corner plot with a south westerly facing rear garden. PRO MAP. The rear garden is accessed from french doors leading from the conservatory. The garden commences with a very large paved patio area Brick arch with wooden side gate providing access to the front garden. Power and light. Outside tap. The garden has a lawned area with shrub bed borders. Mature plants include a palm tree, and an apple tree. Laurel hedging providing screening. A most useful garden shed with power and lighting. Further shed at the end of the garden. Block paviour pathway to one side leading to the hardstanding areas at the rear of the garden.

FRONT GARDEN

The property is set well back from the road and has a large lawned area. Access to the side of the property leading to the garage. Off street parking for a number of vehicles.

GARAGE

19'8 x 8'8 (5.99m x 2.64m)
Fitted with an up and over door. Power and light connected.



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

