



Dryden Kingsley Road
Hutton
Offers in excess of £1,000,000

MEACOCK & JONES

Dryden Kingsley Road, Hutton, Essex, CM13 2RZ

This attractive and very spacious four bedroom property is situated on a large plot within the popular poets estate in Hutton and falls within the St. Martin's school catchment area. The overall plot measures 0.2332 acre and the rear garden has dimensions of 95' in depth by 66' in width. The property offers scope for further extension, subject to planning, if required. The property is offered with no onward chain.

A UPVC double glazed door with glass panel to either side opens to the entrance porch. Quarry tiled floor. Entrance door with glazed panel opens to the entrance hall

ENTRANCE HALL

Stairs rising to the first floor landing. Coved cornice to ceiling. Dado rail. Radiator. Parquet flooring. Double built in storage cupboard. UPVC double glazed window to the side of the property.

BEDROOM ONE

11'11 x 12'6 (3.63m x 3.81m)

A dual aspect room with UPVC double glazed window to the front elevation and UPVC double glazed window to the side elevation. Floor to ceiling wardrobes to one wall. Continuation of parquet flooring. Radiator. Coved cornice to ceiling

BEDROOM TWO

10'5 x 12'4 (3.18m x 3.76m)

Continuation of parquet flooring. Radiator. Coved cornice to ceiling. This room is presently being used as a study. Fitted desk space with shelving. Dado rail. Coved cornice to ceiling.

LOUNGE

14'9" x 15'3" to 12'9" (4.50m x 4.65m to 3.89m)

Continuation of parquet flooring. Two radiators. UPVC double glazed window to the front elevation. Coved cornice to ceiling. Feature log burner.

UTILITY ROOM

9'6 x 7'6 (2.90m x 2.29m)

Full tiling to floor and walls obscure glazed door and window leading to the rear garden. Boiler. Washing machine. Tumble drier. Butler sink. WC. Radiator.

GROUND FLOOR SHOWER ROOM

8'10 x 5'3 (2.69m x 1.60m)

Full tiling to floors and walls. UPVC double obscure glazed window to the rear elevation. Radiator. White suite. WC. Wash hand basin. Walk-in shower cubicle.

KITCHEN

23'11 x 12'1 to 10'3 (7.29m x 3.68m to 3.12m)

Running across the rear of the property this is an impressive room. Slate effect tiling to the floor. Cast iron radiator. Recently fitted with a range of Shaker style units to base and eye level with marble worktops. Inset sink unit. Integrated fridge/freezer. Integrated dishwasher. Rangemaster cooker with extractor hood above. Granite splashback. LED lights to ceiling. To the rear of the room is a Welsh dresser. UPVC double glazed window to the rear elevation. Dentil coving to ceiling. French doors with glazed panel to either side leading out to the rear garden decking.

DINING ROOM

19'2 x 10'1 (5.84m x 3.07m)

French door with glazed panel to either side. Further UPVC double glazed window overlooking the rear garden. Tiled slate effect flooring. Radiator. Coved cornice to ceiling. Small paned French doors with glazed panels to either side lead into the:-

STUDY/PLAYROOM

15'1 x 9'9 (4.60m x 2.97m)

Radiator. Coved cornice to ceiling. UPVC double glazed window to the front elevation. Built-in storage cupboard to one side.

INTEGRAL GARAGE

15' x 11'8 (4.57m x 3.56m)

Fitted with an electronically operated up and over door. Power and light connected.

FIRST FLOOR LANDING

A part galleried landing with UPVC double glazed window to the front elevation. Laminate wood effect flooring.

BEDROOM THREE

19'7 x 11'11 (5.97m x 3.63m)

A very impressive dual aspect room with two UPVC double glazed windows overlooking the front elevation and two UPVC double glazed windows overlooking the rear elevation. Spotlights to ceiling. Laminate wood effect flooring. Floor to ceiling height wardrobes fitted to one wall. Two radiators.

BEDROOM FOUR

17'8 x 8'5 (5.38m x 2.57m)

Two velux windows overlooking the rear and side elevations. Built in under eaves storage. Radiator. Dado rail.

FAMILY BATHROOM

7'10 reducing to 6'3 x 6'6 (2.39m reducing to 1.91m x 1.98m)

Luxuriously appointed and fully tiled. Chromium towel rail. White P shaped bath with jacuzzi with Triton electric shower. Close coupled WC. Wash hand basin. UPVC double glazed window overlooking the rear garden.

REAR GARDEN

An attractive good sized west facing rear garden. A very large decked area and patio. Mature shrub bed borders. Flowerbed borders retained by railway sleepers. Two log cabins. Raised decked area and two pergola areas.

FRONT GARDEN

A tarmac driveway provides access to the garage and has off street parking for several vehicles. Brick retaining

wall with flowerbed border with mature shrubs and a monkey puzzle tree. The remainder of the front garden is laid to lawn. Side access to the rear garden.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	61	
(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

