



71 Wash Road
Hutton
Offers over £275,000

MEACOCK & JONES

71 Wash Road, Hutton, Essex, CM13 1DL

*INITIAL OFFERS INVITED IN THE REGION OF £275,000 - £300,000 *

A pleasant, bright and spacious two bedroom ground floor maisonette with the benefit of a private rear garden and off street parking for two vehicles. The property is situated in a very convenient position close to local shops and primary and senior schools. This very well appointed property is within easy reach of Shenfield Mainline Railway Station and shopping Broadway.

A wooden front door provides access to the:-

HALLWAY

Radiator. Useful storage cupboard. Doors lead to:-

BEDROOM ONE

15'3 x 9'11 (4.65m x 3.02m)

A very spacious main bedroom. Built-in wardrobe providing ample hanging and shelving space. UPVC double glazed window to the front elevation with radiator beneath.

BEDROOM TWO

11'1 x 7'1 (3.38m x 2.16m)

A good sized second bedroom. UPVC double glazed window overlooking the front elevation with radiator below. Built-in wardrobe. Wood effect laminate flooring.

LOUNGE

18'11 x 11'2 (5.77m x 3.40m)

This is a very large and spacious reception room drawing maximum light from patio doors that lead out to the independent rear garden.

BATHROOM

6'3 x 5'6 (1.91m x 1.68m)

This room has been fitted with a white suite comprising a panel enclosed bath fitted with electric Triton shower with hand held attachment, close coupled WC and pedestal

wash hand basin. Wood effect laminate flooring. Half tiling to walls. Radiator. UPVC obscure double glazed window to the side elevation.

KITCHEN

9'5 x 9'11 (2.87m x 3.02m)

This is an excellent room fitted with a good range of units which comprise base cupboards and wall cabinets. Gas hob with tiled splashback above. Space for dishwasher, fridge/freezer and washing machine. Single drainer sink unit with mixer tap. Double glazed window overlooking the rear garden and a further UPVC double glazed window to the side elevation. Laminate wood effect flooring. Combi boiler.

REAR GARDEN

A most attractive feature to this property is a very good sized rear garden. Commencing with a paved terrace which provides a nice seating area. The remainder of the garden is mainly laid to lawn. Timber shed. Hedging and fencing to boundaries.

FRONT GARDEN

The front garden consists of a tarmacadam driveway which provides off street parking for two vehicles with ease.

AGENTS NOTE

Lease Term: 972 years remaining with 50% share of freehold



