



**5 Hutton Road
Shenfield
Offers over £250,000**

MEACOCK & JONES

106 Hutton Road, Shenfield, Essex, CM15 8NB

Tel: 01277 218485

Email: enquiries@meacockjones.co.uk

Web: www.meacockandjones.co.uk

MEACOCK & JONES

*** Guide Price £250,000 - £260,000 *** This stylishly appointed apartment is set in a superb location, just a stones throw from Shenfield mainline railway station and shops, Courage Hall playing fields, and the sought after St Marys Primary School. The accommodation is entered through its own front door into a spacious hallway, with luxury chevron style vinyl flooring and a large storage cupboard. The modern bathroom is of good size with marble effect porcelain tiling and contrasting accessories, built in vanity unit, sink, bath with overhead shower and wc. The double bedroom is nicely appointed with plantation shutters to the front and the chevron style flooring flowing through, plus floor to ceiling height wardrobes to one wall. The kitchen is fitted with a good range of Shaker style units at base and eye level, induction hob and oven, integrated fridge and freezer plus contrasting work tops. The lounge/diner is a lovely bright and airy space, with plantation shutters and room for a sofa and chairs, plus a table should that be required. This room opens out to the property's own private patio area and a communal lawn. The property also has the benefit of an allocated parking space. Shenfield station offers a fast and frequent into London Liverpool Street plus additional links are provide by the useful Elizabeth Line. Shenfield high street offers a good choice of shops, bars and restaurants and is within 0.4 of a mile whilst Brentwood's larger high street is within approximately one mile. There are excellent schools to choose from in the area, at all levels from nursery through to senior school, plus many parks and woodlands to enjoy.

- ONE DOUBLE BEDROOM
- STYLISHLY APPOINTED THROUGHOUT
- SPACIOUS ACCOMMODATION
- MODERN KITCHEN & BATHROOM
- FANTASTIC LOCATION
- 0.4 MILES TO SHENFIELD STATION
- ST MARYS SCHOOL CATCHMENT
- ALLOCATED PARKING SPACE



Accommodation comprises:

Hallway

Kitchen 9'1 x 4'9 (2.77m x 1.45m)

Lounge 13'11 x 11'8 (4.24m x 3.56m)

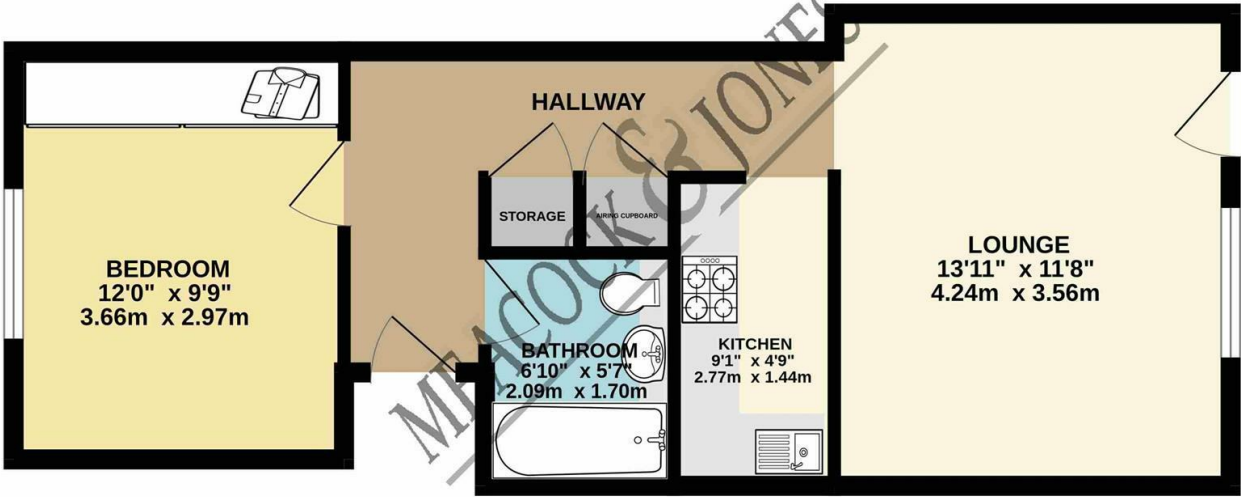
Bedroom 12' x 9'9 (3.66m x 2.97m)

Bathroom 6'10 x 5'7 (2.08m x 1.70m)





GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



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	