



5 Bowmont Close  
Hutton  
Offers over £775,000

MEACOCK & JONES

\*Initial offers are invited in the region of £775,000 to £800,000\*

Offered to the market with no onward chain, a bright and spacious two bedroom detached bungalow, situated within just half a mile from Shenfield mainline railway station, Crossrail terminus and shopping broadway. The property has a dining room, which could be converted to provide a third bedroom, if required and has the benefit of a delightful and secluded south westerly rear garden.

- Two Bedrooms
- Kitchen
- No Onward Chain

- Two Bath/Shower Rooms
- Secluded South Westerly Rear Garden

- Sitting Room
- Garage

- Dining Room
- Close Proximity To Shenfield Station & Shops



**Accommodation comprises:**

From beneath a sheltered entrance a painted wooden door with obscure glazed insert opens to:

**Entrance Hall**

A cupboard accommodates the hot water cylinder and there is an additional cloaks cupboard adjacent. Radiator. Access to loft storage. Door to:

**Bathroom**

Comprises a panel enclosed bath with hand grips, mixer tap and wall mounted shower attachment, pedestal wash hand basin with mixer tap, close coupled wc. The walls are tiled to full ceiling height. Radiator. Extractor fan. Light is drawn from a raised obscure glazed window.

**Sitting Room 17'6 x 13'10 (5.33m x 4.22m )**

Double glazed sliding patio doors open to the south westerly facing rear garden sun terrace. Coved cornice to ceiling. An attractive focal point is a wood carved fireplace that incorporates a gas coal effect fire with marble effect surround and hearth. Two radiators. An archway connects the sitting room to the:

**Dining Room/Bedroom Three 11'3 x 9' (3.43m x 2.74m)**

This room is currently open to the adjacent sitting room, although if a third bedroom were to be required, this could quite conceivably be separated and accessed independently from the entrance hall to provide a third bedroom. Double glazed window to rear aspect with radiator below.

**Kitchen 11'8 x 10'7 reducing to 7' (3.56m x 3.23m reducing to 2.13m)**

The kitchen has been fitted with a range of units that comprise base cupboards, drawers and matching wall cabinets along four walls. A marble effect roll edged work top incorporates a one and a quarter bowl single drainer sink unit with mixer tap and tiled splashbacks. Integrated appliances to remain include a Bosch oven with Bosch microwave oven above, a Neff induction cooker with concealed extractor unit over, integrated Bosch dishwasher, Bosch refrigerator and Bosch freezer. Two windows face the front elevation, spotlights to ceiling, radiator and obscure glazed door leads outside.

**Bedroom One 13'6 x 11' (4.11m x 3.35m)**

Double glazed box window to front elevation with radiator below. Coved cornice to ceiling, door to:

**Ensuite Shower Room**

Comprises a tiled shower enclosure with wall mounted Bristan controls, pedestal wash hand basin with mixer tap, close coupled wc. Tiling to full ceiling height. Radiator, Extractor fan. Obscure double glazed window to side elevation. Shaver point.

**Bedroom Two 11'2 x 10' (3.40m x 3.05m)**

A well proportioned bedroom situated at the rear of the bungalow. A double glazed window overlooks the rear garden. Radiator below. Coved cornice to ceiling.

**Externally****Rear Garden**

The rear garden is a particularly attractive feature. As

previously mentioned, the garden has a south westerly elevation, so is in sunshine throughout virtually the entire day. The garden has a maximum depth of 36' and a width of 47', as measured across the rear of the bungalow. A brick paved terrace is of a sufficient size for outside entertaining, whilst the remainder of the garden is laid to lawn with a mature, interesting and varied assortment of shrubs, plants and trees that serve to provide a most attractive garden environment. Access to the front of the property through a wooden gate.

**Front Garden**

The front garden comprises a brick paved driveway in addition to a driveway situated in front of the garage.

**Garage 16'6 x 8'8 (5.03m x 2.64m)**

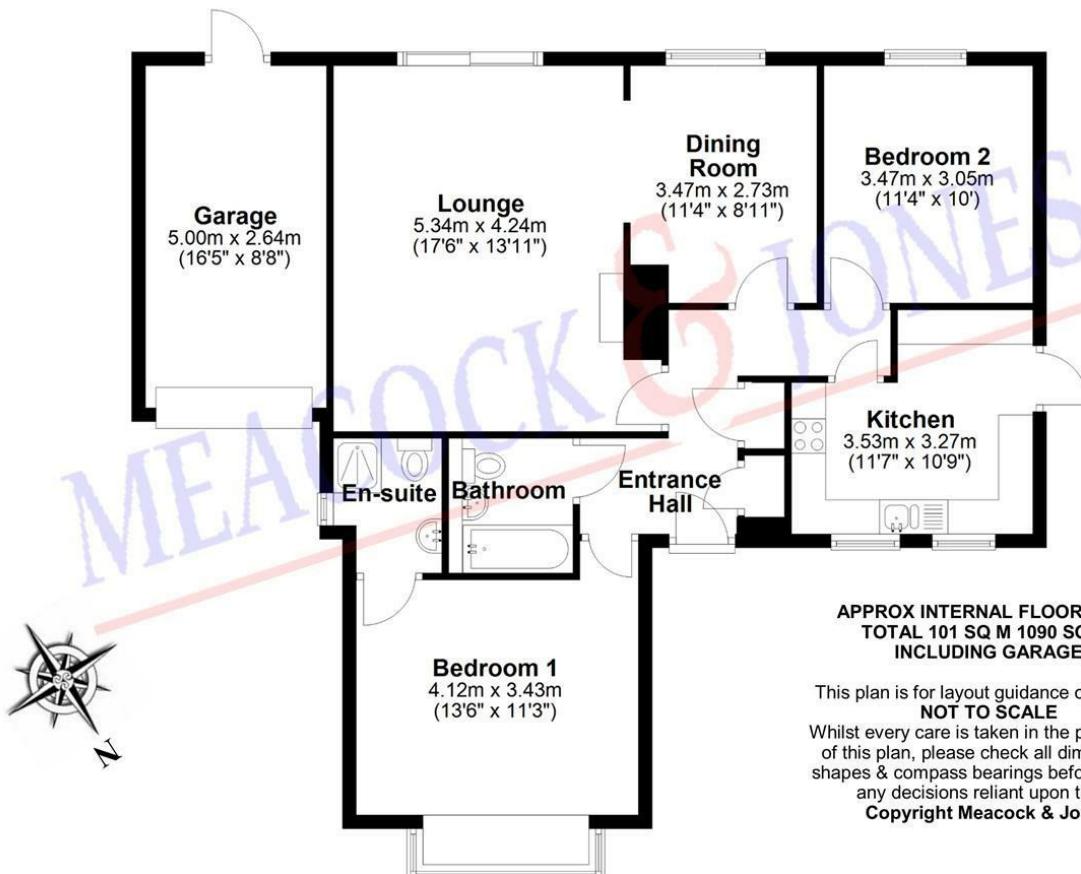
Fitted with an electronically operated up and over door ( currently not connected ) The garage has power and light. A glazed door leads to the rear garden terrace. Additional useful storage space can be found within the rafters.

**Agent's Note**

EPC & floor plan to follow



## Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E		53
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			