



**The Oaks 78a Victors Crescent
Hutton**

MEACOCK & JONES

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MEACOCK & JONES

A quite outstanding four bedroom detached chalet style property offering bright and spacious family accommodation. This appealing property is situated in a very pleasant turning within easy reach of St. Martins school and Shenfield mainline railway station.

£850,000



ENTRANCE HALL

A pleasant entrance to the property drawing light from a UPVC double glazed window to the side. A staircase rises to the first floor landing with a useful storage cupboard fitted below. Radiator with bespoke ornamental cover. Tiling to floor. Door to:-

WC

A tastefully appointed room with a back to wall WC with concealed cistern. Pedestal wash hand basin with monobloc mixer tap. Part tiling to walls with feature border. Wall light point. Charcoal tiling to floor. Extractor fan.

LOUNGE 22'3" x 13'3" (6.78 x 4.04)

A most impressive and large room fitted with a UPVC double glazed window to the front aspect. A key focal point of this room is the feature fireplace incorporating a painted wooden fire surround with granite inset and hearth fitted gas coal effect fire. Two wall light points. Set into one recess is a fine quality oak entertainment centre TV wall unit with useful storage below and shelving to either side. Continuation of tiled floor from entrance hall. Two radiators each with bespoke ornamental covers. A set of double glazed sliding bi-folding doors open to the:-

ORANGERY 23'0" x 12'9" max (7.01 x 3.89 max)

A much enjoyed later addition to this attractive property. A solid oak wood strip flooring with underfloor heating runs throughout. Spotlights to ceiling. This sunny room has been fitted with UPVC double glazed windows to three elevations in addition to a UPVC atrium style glazed ceiling. A pair of double glazed french doors open to the rear garden sun terrace. Obscure glazed door opens to the:-

STUDY 19'4" x 8'1" (5.89 x 2.46)

An excellent room for those that work from home. Fitted with a good quality range of cupboards along two walls incorporating a large desk to the far end of the room beneath the window with wall mounted

cupboards adjacent. UPVC double glazed window to the front elevation with radiator below. A pair of double doors open to reveal further storage space, meters and fuse box. Spotlights to ceiling.

KITCHEN/BREAKFAST ROOM 21'9" > 14'0" x 13'5" > 7'8" (6.63 > 4.27 x 4.09 > 2.34)

Without doubt, the highlight of this very appealing property. A large room extensively fitted along two sides with a high quality range of Maple fitted units consisting of a good many cupboards, drawers and matching wall cabinets complemented with a black granite worktop. Inset stainless steel bowl with mixer tap and ribbed granite drainer. Recess for range cooker with Rangemaster extractor unit over. Integrated freezer and dishwasher. Spotlights to ceiling. Tiling to floor. Radiator with bespoke ornamental cover. UPVC double glazed window overlooking the well tended rear garden and double glazed french doors open to the rear garden sun terrace. Door to:-

UTILITY ROOM 7'4" x 5'2" (2.24 x 1.57)

An excellent companion to the kitchen/breakfast room fitted with matching base and walls units with circular stainless steel sink unit with mixer tap inset into the marble effect roll edge worktop. Space and plumbing for domestic appliances. A cupboard houses the Vaillant gas fired combination boiler. UPVC obscure double glazed door leads to the garden. Extractor fan. Continuation of tiled floor from the kitchen.

BEDROOM ONE 13'9" x 13'1" (4.19 x 3.99)

This room is very versatile and can provide an excellent principal bedroom that can comfortably accommodate a super king size bed, or alternatively additional sitting room or children's play room, if required. UPVC double glazed window to the front elevation. Radiator. TV point. Door to:-

EN-SUITE SHOWER ROOM

Fitted with a large shower enclosure. Pedestal wash

hand basin with monobloc mixer tap and close coupled WC. Partial tiles to walls with decorative border. Tiling to floor. Heated towel rail. UPVC obscure double glazed window to the side elevation. Spotlights to ceiling. Extractor fan. Shaver point.

FIRST FLOOR LANDING

A broad landing measuring 16'5 in width. A double glazed velux window to the front elevation. Spotlights to ceiling. Double doors open to a built-in eaves storage cupboard. Doors open to:-

BEDROOM TWO 16'4" to dormer x 12'4" >13'10" (4.98 to dormer x 3.76 >4.22)

A UPVC double glazed window to rear elevation with radiator below. Sloping ceiling. Eaves storage cupboard. Television aerial point.

BEDROOM THREE 12'9" into recess x 10'10" (3.89 into recess x 3.30)

With sloping ceiling. UPVC double glazed dormer window to the rear elevation. Radiator.

BEDROOM FOUR 12'0" to eaves x 8'6" (3.66 to eaves x 2.59)

An attractive room with sloping ceiling and a door recess that incorporates fitted wardrobes that provide useful hanging space. Double glazed velux window to the rear elevation. Two eaves storage cupboards. Radiator.

FAMILY BATHROOM

Fitted with a suite that comprises a tile enclosed bath with hand grips, chromium mixer tap and hand held shower attachment. Tiled shower enclosure. Back to wall WC with concealed cistern. Wash hand basin with mixer tap set within marble effect roll edge top. Charcoal tiling to the floor with underfloor heating system and part tiling to the walls. Spotlights to the ceiling and integrated music system. Heated ladder style towel rail. UPVC obscure double glazed window to the rear elevation.

REAR GARDEN

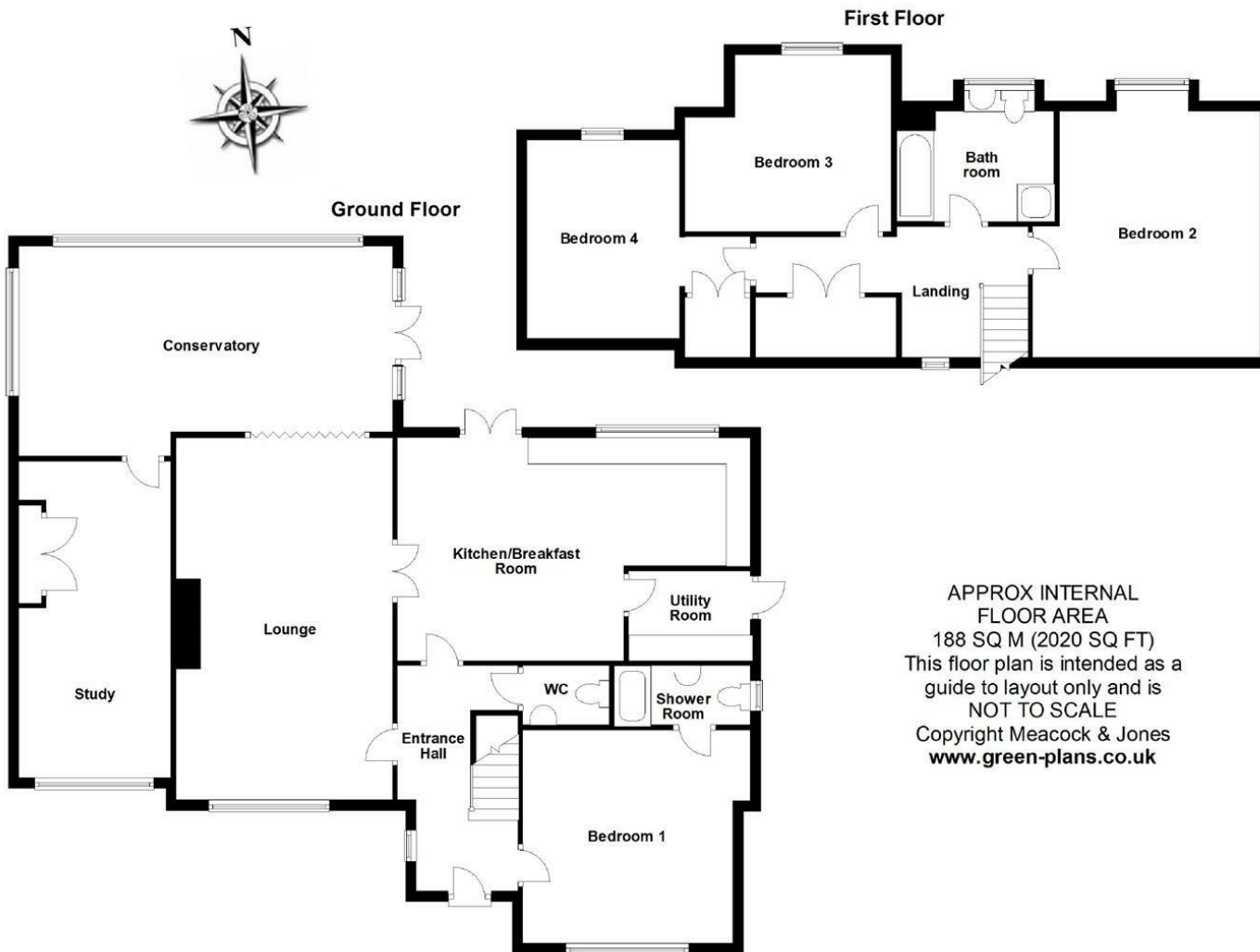
This generously sized garden measures 58' in width by 47' in depth and benefits from a pleasant aspect looking towards the surrounding trees on Hutton Mount. It is very well screened and private and is largely laid to lawn with evergreen shrubs. Across the rear of the property is a large paved terrace which extends along one side of the garden to its entire depth. This has a westerly elevation so is ideal for outside entertaining. Outside lighting. Tap. Access along one side of the property to the front garden and on the easterly boundary of the property is a garden storage shed.

FRONT GARDEN

The front garden is a large block paved driveway capable of parking several vehicles with ease. A well stocked flower bed and shrub bed makes a pretty entrance to this lovely family home.







APPROX INTERNAL FLOOR AREA
 188 SQ M (2020 SQ FT)
 This floor plan is intended as a guide to layout only and is NOT TO SCALE
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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		75	82
		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	