



**MEACOCK & JONES**

4 Bedrooms

House - Detached

Located in Hutton  
Mount

**Offers Invited IRO  
£1,350,000 - £1,400,000**



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01277 218485

# 7 Bowhay Hutton Mount Mount

Brentwood | | CM13 2JX



\*Initial offers are invited in the region of £1,350,000 to £1,400,000\*

Occupying a superb plot of approximately 0.294 acres within one of Hutton Mount's desirable and peaceful cul-de-sac turnings, this attractive extended detached family home offers spacious, well-balanced accommodation together with exceptional scope for modernisation, enlargement and remodelling, subject to the necessary consents.

Positioned just a short walk from Shenfield Broadway and the Elizabeth Line station, the property combines generous family living with a highly convenient location, making it an excellent opportunity in one of Essex's most sought-after residential addresses.

Approached via a deep paved driveway providing extensive off-street parking and access to the double garage, the house immediately conveys a sense of space and potential. The accommodation extends to approximately 1,485 sq ft, arranged over two floors and designed to suit both family life and entertaining.



# 7 Bowhay

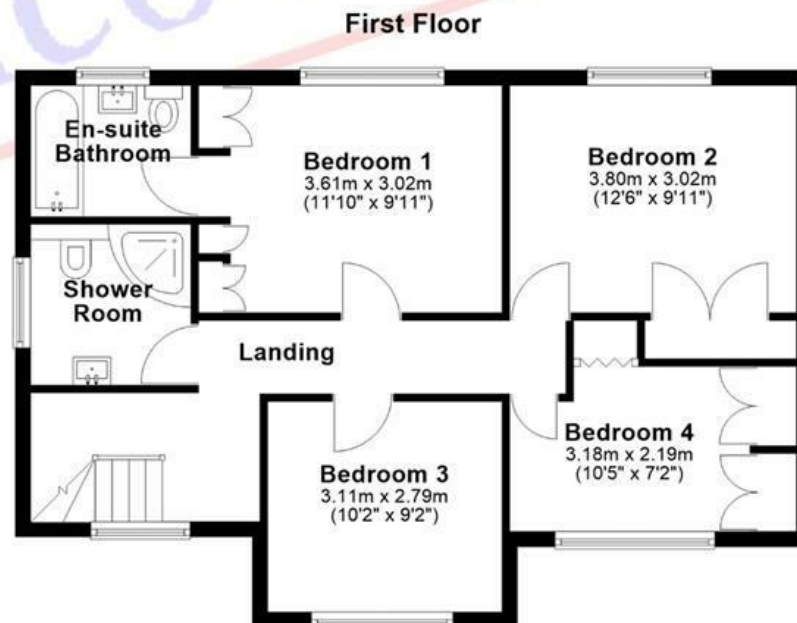
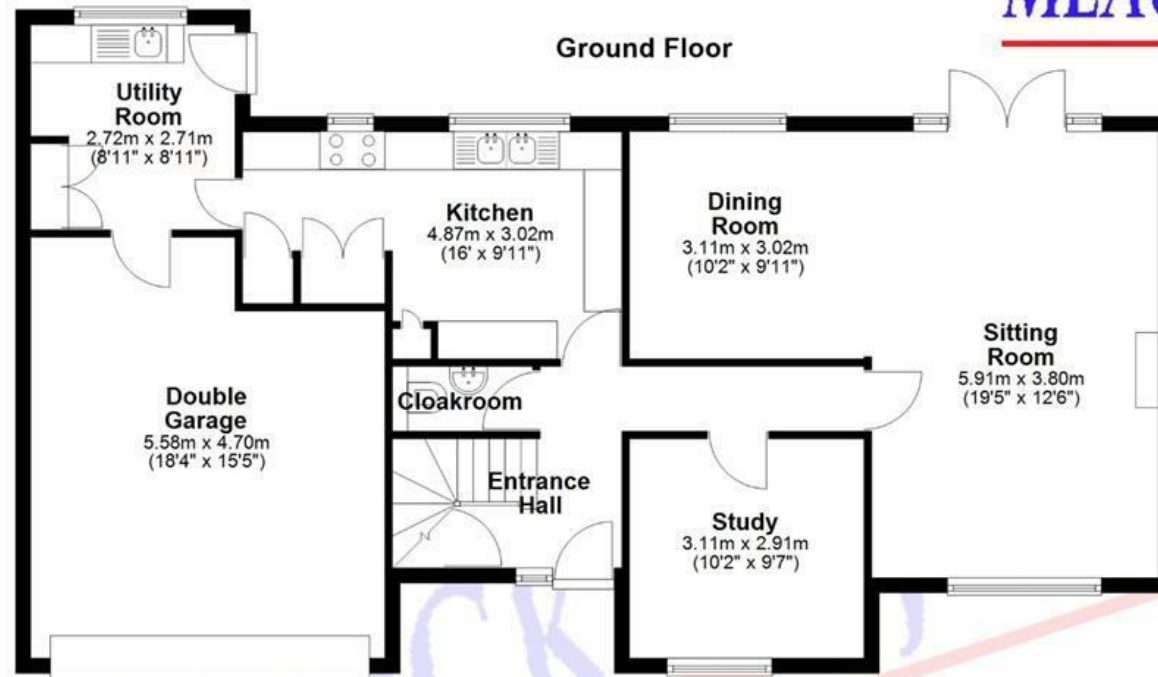
£1,350,000 - £1,400,000

FREEHOLD

- Approximately 0.294 acre plot
- Four bedrooms
- Three reception rooms
- Mature rear garden approximately 105' x 95' (max)
- Excellent scope to enlarge and modernise (STPP)
- Well balanced accommodation extending to approximately 1,756 sq ft
- Two bath/shower rooms
- Open plan kitchen/breakfast room & utility room
- Walking distance to Shenfield station and Broadway
- No onward chain







**APPROX INTERNAL FLOOR AREA**  
MAIN HOUSE 138 SQ M 1485 SQ FT  
GARAGE 25 SQ M 271 SQ FT  
TOTAL 163 SQ M 1756 SQ FT

This plan is for layout guidance only and is  
**NOT TO SCALE**

Whilst every care is taken in the preparation  
of this plan, please check all dimensions,  
shapes & compass bearings before making  
any decisions reliant upon them.

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# MEACOCK & JONES

106 Hutton Road  
Shenfield  
Essex  
CM15 8NB

01277 218485

enquiries@meacockjones.co.uk

**Council Tax Band: G**

**Local Authority: Brentwood Borough Council**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
202-214	B		
181-201	C		
155-180	D		
135-154	E		
115-134	F		
81-114	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations or statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of their professional representatives. All measurements, areas and distances given are approximate. We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order. Any fixtures or fittings detailed in these particulars are not necessarily included in the sale price and Meacock & Jones and their staff accept no liability for any errors contained therein.

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