



**1 Reubens Road
Hutton**

MEACOCK & JONES

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MEACOCK & JONES

A tastefully appointed detached four bedroom home situated in a quiet cul de sac located in a prime location, just a few minutes walk from Shenfield mainline railway station and shopping Broadway. The property falls within the Shenfield School catchment area. This bright and spacious family home offers over 2100 square feet of living accommodation.

Offers in excess of £1,000,000



A step rises to a composite front door with obscure window to the side opens to the:-

ENTRANCE HALL

A very bright and spacious entrance into this appealing family home. LED lights to ceiling. A glass balustraded staircase rises to the first floor level with useful understairs storage. Tile effect vinyl flooring. Radiator.

STUDY 11'2 x 7'4 (3.40m x 2.24m)

A useful addition to the property, ideal for those working from home. UPVC double glazed window to the front elevation with plantation shutters and radiator below. LED lights to ceiling. Leading from this room is the:-

UTILITY ROOM 7'4 x 4'5 (2.24m x 1.35m)

Fitted with a range of low and eye level units with worktops above. Space for washing machine and tumble drier. Extractor fan. There is an opportunity to convert the study, utility and games room to an annexe, if required.

GAMES ROOM 15'9 x 10'2 (4.80m x 3.10m)

A versatile dual elevation room currently being used as a games room with UPVC double glazed window to the front elevation with plantation shutters. Electric radiator. Additional UPVC double glazed window overlooking the rear elevation with further UPVC double glazed door to the side elevation.

SITTING ROOM 14'5 x 8'5 (4.39m x 2.57m)

An attractive reception room enjoying views across the front elevation. UPVC double glazed picture window to the front elevation with plantation shutters. Column style radiator. Coved cornice to ceiling. This room could easily become a 5th bedroom, if required.

GROUND FLOOR CLOAKROOM

Fitted with a white suite comprising close coupled WC, wash hand basin with mosaic tiled splashback and vanity unit below. Wood strip effect vinyl flooring.

Towel rail. Obscure double glazed window to the side elevation.

KITCHEN 16'7 8'3 (5.05m 2.51m)

A stylishly appointed kitchen and very much the hub of the large family home. The kitchen has been comprehensively fitted with a range of contemporary style base cupboards, drawers and matching wall cabinets. Corian worktops with a one and a half bowl integrated sink unit. Metro style tiling. Neff dual ovens. Neff Microwave oven. LED lights to ceiling. Neff induction hob with built in extractor above. Hot water tap. Integrated dishwasher. Integrated wine cooler. Built-in pantry unit. Built-in wine and spice rack. Integrated fridge/freezer. Copper inset. Waste disposal unit. Coved cornice to ceiling. Spotlights to ceiling. Continuation of vinyl flooring from the hall.

LOUNGE 27'7" max x 13'8" >10'9" (8.41m max x 4.19m >3.28m)

A well proportioned reception room with UPVC bi-folding double glazed doors to the attractive rear garden. A focal point of this room is a feature granite fireplace with inset gas fire. Coved cornice to ceiling. Two radiators. This room leads to the:-

CONSERVATORY 9'1 x 9'6 (2.77m x 2.90m)

A most useful addition to the property with pleasant views across the unoverlooked rear garden. Laminate effect flooring. Of UPVC construction on a brick plinth with windows to front and side aspects and french doors leading out to the paved terrace.

DINING ROOM 12'2 x 11'5 (3.71m x 3.48m)

A bright and spacious room with a picture window and double doors that lead to the entrance hall. Coved cornice to ceiling. Radiator. French doors leading out to the attractive yorkstone paved courtyard to the side of the house.

FIRST FLOOR

Galleried style landing with obscure UPVC double

glazed window overlooking the front elevation to the property. Eaves access from door on landing that provides ample storage.

BEDROOM ONE 19'6 x 11'3 max (5.94m x 3.43m max)

An impressive sized master bedroom fitted with a range of floor to ceiling wardrobes providing extensive hanging and shelving space. UPVC double glazed window to the front elevation with plantation shutters. Radiator below. Coved cornice to ceiling. Door leads to the:-

EN-SUITE SHOWER ROOM 7'4 x 5'11 (2.24m x 1.80m)

This stylishly appointed shower room contains a walk-in shower cubicle, wash hand basin with one drawer vanity unit below and white back to wall WC. Porcelain tiling to the floor and walls with mosaic border. LED lights to ceiling. Built-in extractor fan. Chromium heated towel rail. Underfloor heating.

BEDROOM TWO 14'7 x 8'5 (4.45m x 2.57m)

This good sized double bedroom is dual aspect and has a UPVC double glazed window overlooking the private rear garden and a UPVC double glazed window to the side elevation. To one wall is a range of built in wardrobes providing ample hanging and shelving space. Deep airing cupboard provides storage and houses the combination boiler. Radiator. Coved cornice to ceiling.

BEDROOM THREE 10'8 x 10'2 (3.25m x 3.10m)

Another good sized double bedroom with UPVC double glazed picture window overlooking the rear garden below. Useful built in storage wardrobe. Coved cornice to ceiling. Radiator.

BEDROOM FOUR 10'5 x 8'3 (3.18m x 2.51m)

UPVC double glazed picture window overlooking the rear garden with radiator below.

FAMILY BATHROOM 5'4 x 7'9 (1.63m x 2.36m)

This family bathroom has been fitted with a walk-in shower cubicle with wall mounted controls. Bath with tiled side panel. Wash hand basin with one drawer vanity unit beneath. White back to wall WC. Tiling to full ceiling height with mosaic border. Underfloor heating. Obscure UPVC double glazed window overlooking the front elevation.

REAR GARDEN

A beautiful secluded rear garden commencing with a large yorkstone terrace with paved border which leads onto the rear garden. Side access to the front garden. Feature pond with fountain. The garden area is mainly laid to lawn planted with a range of mature shrubs, plants and trees. Two storage sheds. Outside tap. Power and lighting.

FRONT GARDEN

The front garden comprises a large brick paviour driveway that provides off street parking for a good many vehicles. The remainder of the driveway has been laid to lawn planted with an assortment of shrubs and plants. Access to the rear garden.

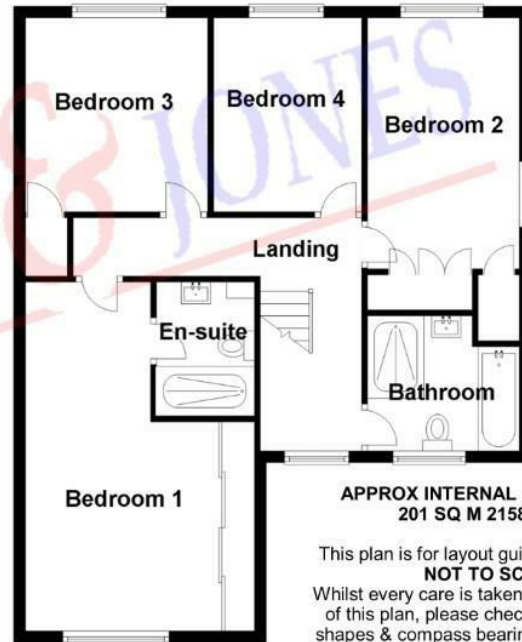
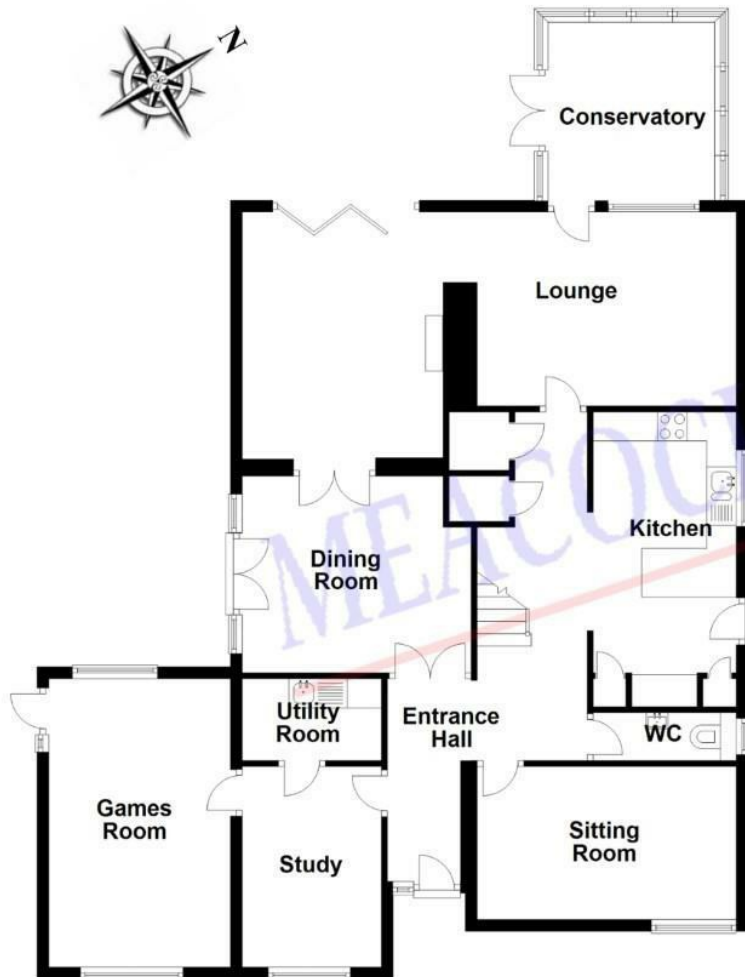




Ground Floor

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First Floor



APPROX INTERNAL FLOOR AREA
201 SQ M 2158 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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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	66	72
(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		
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