



MEACOCK & JONES

3 Bedrooms

House - Terraced

Located in Hutton

Guide Price
£350,000 - £375,000



enquiries@meacockjones.co.uk

www.meacockjones.co.uk

01277 218485

108 Pondfield Lane Hutton

Brentwood | | CM13 2DB



*** Guide Price £350,000 - £375,000 *** This three bedroom mid terrace property is offered for sale with no onward chain, double glazing throughout, and is set in a popular location with easy access to both Brentwood and Shenfield, and local shops and services nearby.

The accommodation commences with a porch area giving access to the front door, which leads into the dual aspect ground floor area which has been completely opened up with a feature brick fireplace as a centrepiece, wooden beams, bay window to front and sliding patio doors to the rear. The kitchen/dining area has slate flooring, breakfast bar area and oak effect units at low and eye level, with an integrated oven and hob, Siemens dishwasher and Siemens washer/dryer. Stairs rise up to the first floor where there is loft space access, which subject to planning, could be converted as some of the local neighbours have done. There are three bedrooms, bedroom one having floor to ceiling height wardrobes to one wall with additional storage space and vanity unit. Bedroom two is set at the back, also with wardrobes and storage space, built in airing cupboard, and nice views over the garden. There is a family bathroom completing the accommodation on this floor. Externally there is side gate access from the front, where there is a lawned area and lovely countryside views, to the rear garden. This front area has the potential to create off street parking for a couple of cars as many other locals have done. The rear garden commences with a crazy paved patio and leads to the remainder, which is mostly laid to lawn with some lovely mature shrubs and trees offering much privacy and an additional paved area at the foot. There are excellent bus route options nearby plus convenient road access to the A127 and A12 with their onward links. The area benefits from many good options for schooling, from nursery level through to senior school, plus plenty of woodland and park areas to enjoy outdoor activities.

108 Pondfield Lane

Guide Price £350,000 - £375,000 Freehold

- POPULAR LOCATION
- COUNTRYSIDE VIEWS TO THE FRONT
- POTENTIAL TO CREATE PARKING (STP)
- EASY ACCESS TO BRENTWOOD & SHENFIELD
- THREE BEDROOMS
- MATURE PRIVATE GARDEN
- POTENTIAL TO EXTEND INTO LOFT (STP)
- ST MARTINS SCHOOL CATCHMENT





APPROX INTERNAL FLOOR AREA
TOTAL 80 SQ M 852 SQ FT

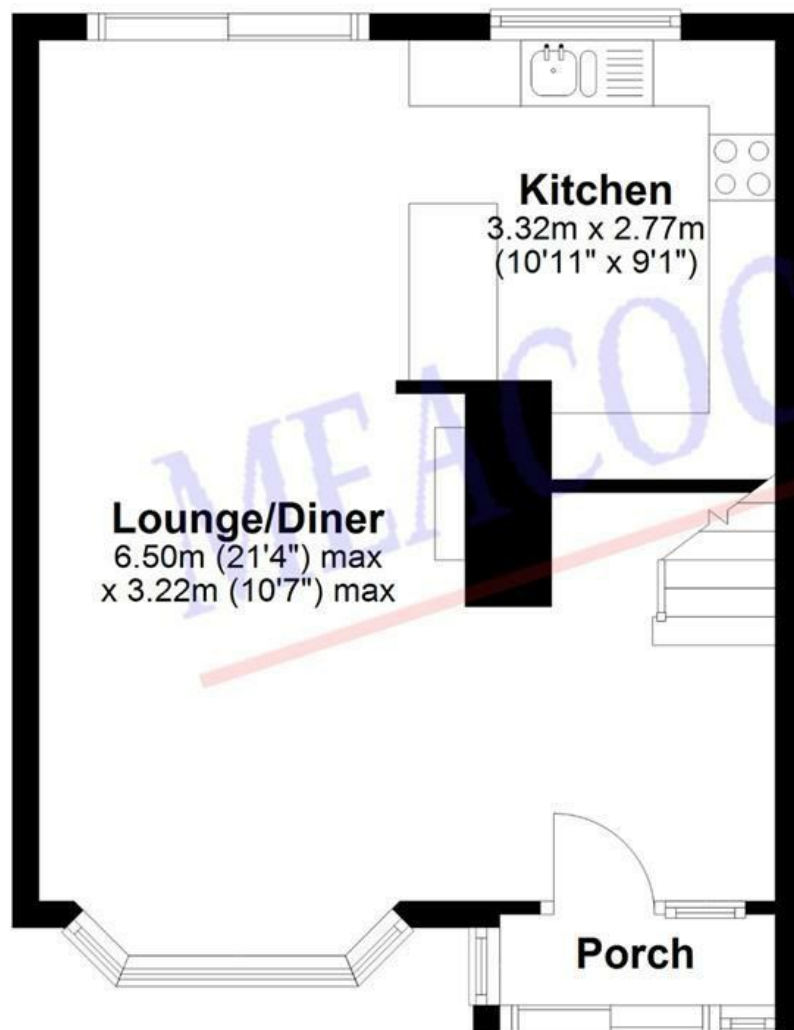
This plan is for layout guidance only and is
NOT TO SCALE

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.

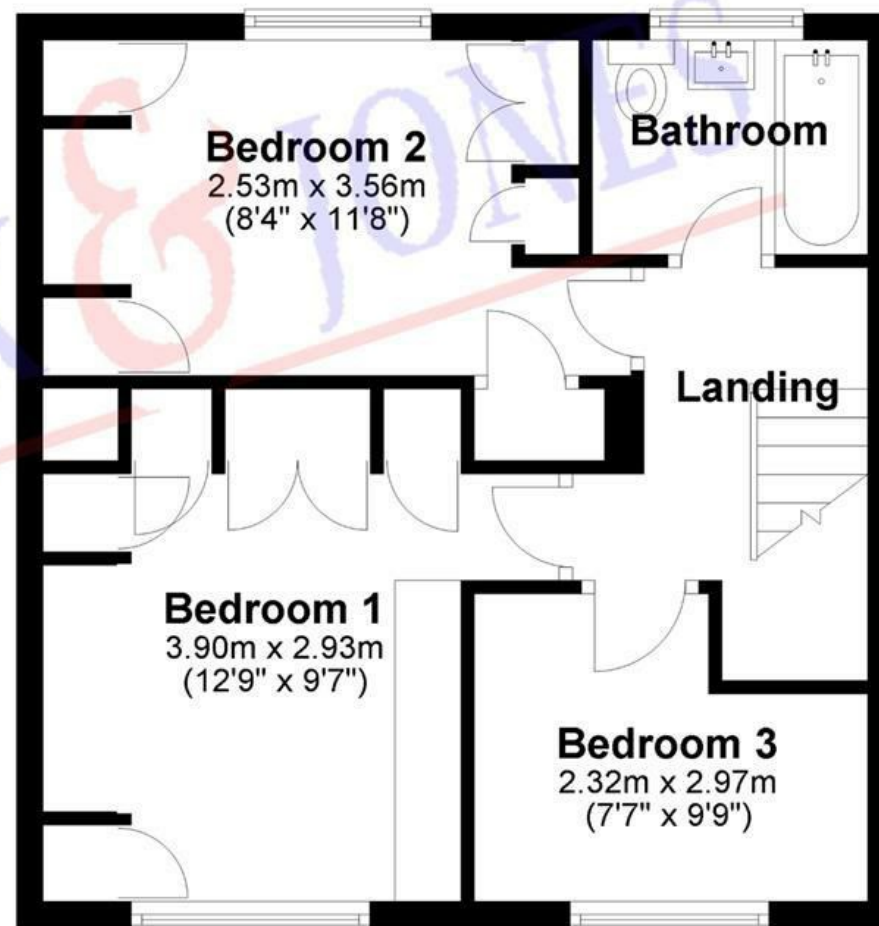
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Ground Floor



First Floor



Accommodation comprises:

Entrance Porch

Lounge Area

18'3 max x 12'1

Kitchen/Dining Area

18'2 x 10'11 x 8'6

First Floor Landing

Bedroom One

10'9 x 10'1

Bedroom Two

13'3 max x 8'5

Bedroom Three

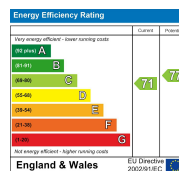
10'1 x 7'9 reducing to 5'9

Family Bathroom

6'10 x 5'4

Council Tax Band: C

Local Authority:



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

MEACOCK & JONES

106 Hutton Road

Shenfield

Essex

CM15 8NB

01277 218485

enquiries@meacockjones.co.uk

www.meacockjones.co.uk

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