



**33 Walton Gardens  
Hutton**

**MEACOCK & JONES**



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**MEACOCK & JONES**

\*Initial offers are invited in the region of £475,000 to £500,000\*

A very pleasant and spacious extended two bedroom semi-detached bungalow located in this popular avenue in Hutton only a few minutes walk away from local shops and also within walking distance of Shenfield Mainline Railway Station.

The property also benefits from a very attractive south easterly rear garden and is offered with no onward chain.

## Offers over £475,000



From beneath a sheltered entrance a UPVC obscure double glazed front door opens to:-

### **Entrance Hall**

An 'L' shaped entrance hall drawing light from an obscure glazed front door. Feature wood block flooring. Coved cornice to ceiling. Door to cloaks cupboard fitted with hanging rail, shelving and light. Doors open to:-

### **Bedroom One 12'8 x 12 (3.86m x 3.66m)**

A well proportioned bedroom situated at the front of the bungalow fitted with a UPVC double glazed leaded light bay window to the front elevation with radiator below. Coved cornice to ceiling. Additional radiator. Running along one wall are a range of built-in wardrobes that provides extensive hanging and shelving space.

### **Bedroom Two 11' x 10'8 (3.35m x 3.25m)**

A very good sized second bedroom. A UPVC double glazed leaded light window faces the front elevation with radiator below. Continuation of feature wood block flooring from the entrance hall. Coved cornice to ceiling. Partial panelling to walls.

### **Shower Room**

Contains a modern suite that comprises a wide walk-in shower with wall mounted controls. Vanity wash hand basin with mixer tap and white gloss cupboards below. Close coupled WC. Two chromium heated towel rails. Tiling to full ceiling height with feature border and contrasting tiling to floor. Extractor fan. Coved cornice to ceiling. UPVC obscure double glazed window to side elevation. Extractor fan.

### **Sitting Room 14' x 12'8 (4.27m x 3.86m)**

A most attractive reception room, a central focal point of which is a decorative wooden fireplace incorporating a brick surround and hearth. Coved cornice to ceiling. Two wall light points. Feature wood effect flooring. Radiator. Two light tubes add additional

light into this room. The sitting room is open to the dining area which is an extension to the original bungalow and connects the sitting room to the kitchen adjacent.

### **Dining Area 18' x 8'10 (5.49m x 2.69m)**

As previously mentioned the dining area connects the sitting room to the kitchen. Continuation of wood effect flooring from the sitting room. UPVC double glazed windows face the rear and side elevations and a pair of UPVC double glazed French doors open to the 54' deep south easterly rear garden. Radiator. Coved cornice to ceiling.

### **Kitchen 12'8 x 8'8 (3.86m x 2.64m)**

A very well appointed kitchen comprehensively fitted with a range of units that comprise base cupboards, drawers and matching wall cabinets along two walls. A contrasting marble effect roll edge worktop incorporates a one and a quarter bowl single drainer stainless steel sink unit with mixer tap and coloured tiled splashbacks over. Integrated appliances to remain include a five ring gas hob with glass and stainless steel extractor unit fitted above. Integrated oven and grill. Space for dishwasher and washing machine and freestanding fridge-freezer. Tiling to floor. UPVC double glazed window to rear elevation in addition to a UPVC obscure double glazed window that faces the side. Coved cornice to ceiling. Radiator. Door to deep cupboard that accommodates the Worcester gas fired boiler and provides additional storage below.

### **Rear Garden**

As previously mentioned the rear garden has a south easterly elevation so is in sunshine throughout much of the day. Running across the rear of the property is a paved terrace from which steps ascend to a lawn area with flowerbed borders that are planted with a varied and interesting assortment of shrubs and plants. A pathway runs adjacent to the lawn which provides access to the garage, shed and

summerhouse, which has been fitted with power connected. The garden has a depth of 54' and width of 27'. The front of the property is accessed via a wrought iron gate to the side. Outside lighting and tap.

### **Front Garden**

The front garden comprises largely of a brick paviour driveway that provides off street parking for several vehicles with ease. A raised semi-circular flowerbed has been planted with roses, fuchsia and lavender that add colour and interest. Outside lighting. A shared driveway leads to the:-

### **Garage**

Internal dimensions of 17'9 x 8'3. The garage is accessed via an up and over door. Power and light. A UPVC obscure double glazed window faces the side elevation and as previously mentioned, a UPVC obscure double glazed door leads to the rear garden.















Ground Floor



APPROX INTERNAL FLOOR AREA  
82 SQ M 887 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		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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		
England & Wales	EU Directive 2002/91/EC	