



7 Larkin Close
Hutton
£600,000

MEACOCK & JONES

7 Larkin Close, Hutton, , CM13 2SL

A very well maintained three-bedroom semi-detached family home, enviably positioned in a peaceful cul-de-sac location in the sought after area of Hutton Poets, within close proximity of Shenfield Mainline Railway Station and Crossrail terminus. The station provides a fast and direct link to the City of London, the West End and Heathrow Airport beyond, making this an ideal location for commuters. The property is also perfectly placed within the highly sought-after St Martin's School catchment area and within easy reach of Shenfield High Street, local parade of shops, excellent amenities and well-regarded schools.

The ground floor offers a welcoming entrance and incorporates a spacious dining hall, downstairs WC and utility room. The contemporary kitchen is well appointed and situated at the front of the house. The sitting room is full of character and features a log burner and hardwood French doors that open to the rear garden.

On the first floor level, there are three well-proportioned bedrooms, with the main bedroom benefitting from a tastefully appointed en-suite shower room, alongside a contemporary family bathroom.

Externally, the property offers a low-maintenance rear garden. It commences with a garden terrace with the remainder of the garden laid to lawn. A raised pond situated beneath a pergola makes an attractive focal point. To the front of the property, a private driveway provides off-street parking, and a pair of gates open to a second driveway, that leads to a detached garage, providing excellent practicality and convenience.

This superb home combines stylish interiors, generous accommodation and a prime Hutton Poets location, making it an outstanding opportunity for families and commuters alike.



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		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

