



**MEACOCK & JONES**

3 Bedrooms  
House - Semi-  
Detached  
Located in Hutton

**Guide Price**  
**£450,000 - £475,000**



[enquiries@meacockjones.co.uk](mailto:enquiries@meacockjones.co.uk)

[www.meacockjones.co.uk](http://www.meacockjones.co.uk)

01277 218485

# 3 Tomlyns Close Hutton

## Brentwood | Essex | CM13 1PU



**\*\*Initial offers invited in the region of £450,000 - £475,000\*\*** This bright and spacious property has been recently decorated throughout, and is set in a quiet cul-de-sac located 1.4 miles of Shenfield Mainline Railway Station and shopping Broadway. Also situated within easy reach of Billericay, with local shops and services even closer to hand. NO ONWARD CHAIN.

The good sized entrance hallway gives access to the large open plan lounge/diner with feature fireplace and large window to the front allowing plenty of natural light to flow in. Sliding doors open out to the conservatory, set at the rear overlooking and leading to the garden. The kitchen has shaker style units at low and eye level, built in oven, hob and extractor, plus attractive contrasting work surfaces offering plenty of space for meal preparations. From here there is an inner lobby which in turn leads to the garden, the front, the garage and the very convenient utility room, with low and eye level units, sink and space for appliances, plus a window overlooking the garden. In addition there is a downstairs shower room with corner shower, sink and wc.

Heading upstairs there is a three piece family bathroom and three good sized bedrooms, two of which are double rooms, the third being ideal for use as a study or nursery. The main bedroom and bedroom two have the benefit of floor to ceiling height wardrobes to one wall.

Externally, the south west facing garden commences with a paved patio area leading to the remainder, which is mostly laid to lawn. The front of the property has a lawned area plus a driveway providing parking for a couple of vehicles, and leads to the garage which has power and light connected.

In the nearby area of Tomlyns Close there are some lovely walks available



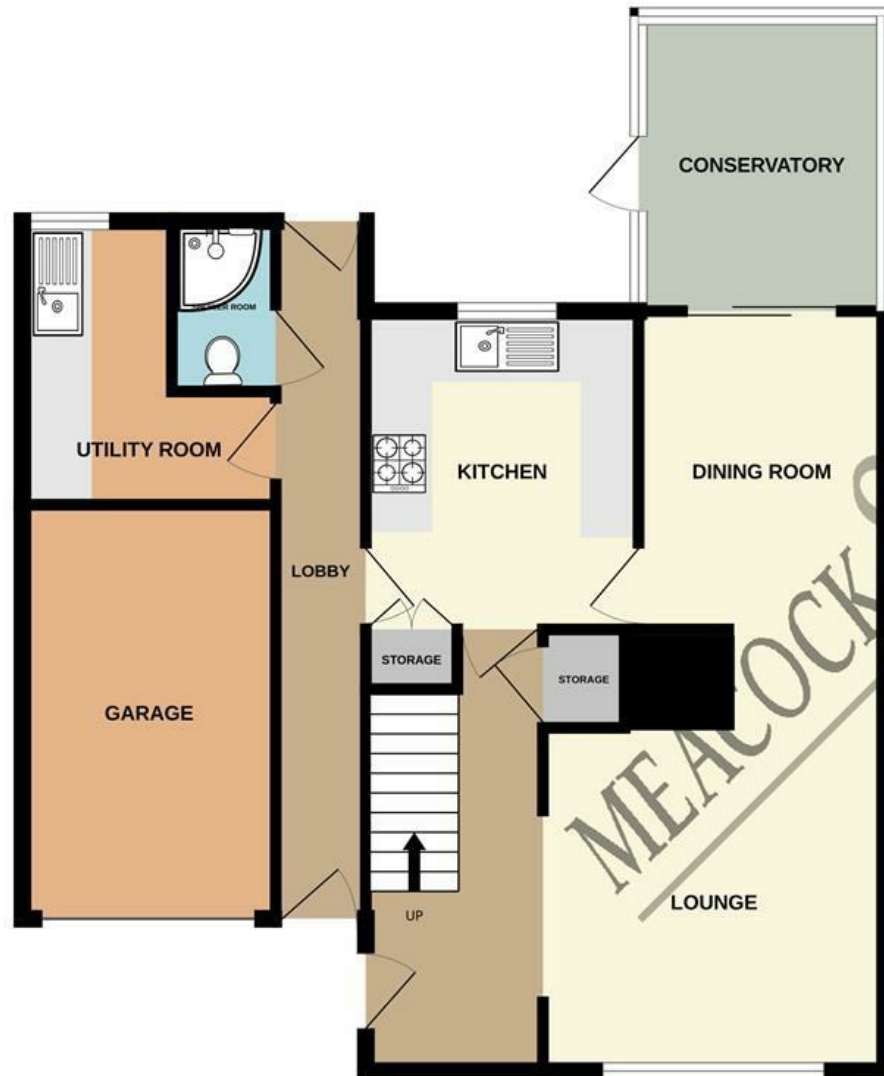
# 3 Tomlyns Close

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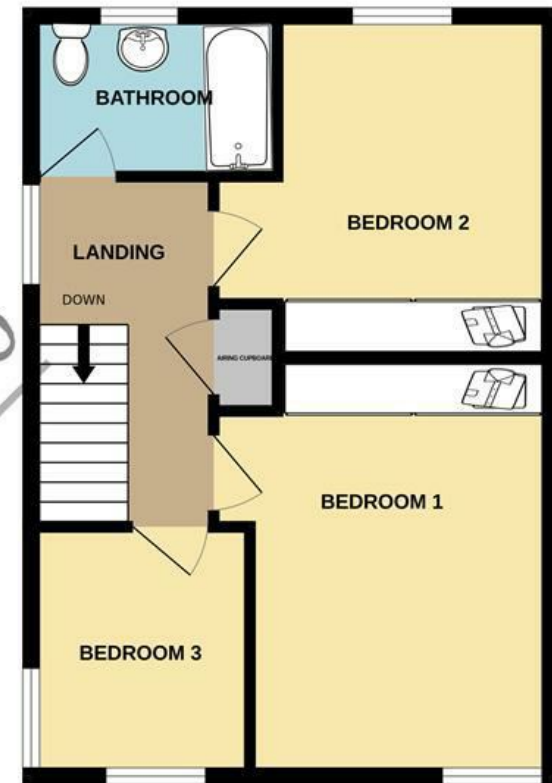
- THREE BEDROOMS
- FIRST FLOOR BATHROOM
- RECENTLY REDECORATED
- GARAGE & OFF STREET PARKING
- NO ONWARD CHAIN
- SPACIOUS & BRIGHT ACCOMMODATION
- GROUND FLOOR SHOWER ROOM
- SOUTH WEST FACING GARDEN
- ST MARTINS SCHOOL CATCHMENT



GROUND FLOOR  
774 sq.ft. (71.9 sq.m.) approx.



1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 1212 sq.ft. (112.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Accommodation comprises:**

**Entrance Hallway**

**Lounge**

12'9 x 11'5

**Dining Room**

10'9 x 8'3

**Conservatory**

8'10 x 8'2

**Kitchen**

10'7 x 9'1

**Utility Room**

9'5 max x 8'5 reducing to 5'

**Shower Room**

5'8 x 2'11

**First Floor Landing**

**Bedroom One**

12'2 x 11'6 reducing to 10'

**Bedroom Two**

11'7 x 11'6 reducing to 9'1

**Bedroom Three**

8'4 x 7'6

**Family Bathroom**

**Externally**

**Garage**

13'3 x 8'5

**MEACOCK & JONES**

106 Hutton Road

Shenfield

Essex

CM15 8NB

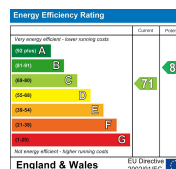
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**Council Tax Band: D**

**Local Authority:**



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