



**23 Woodland Close**  
**Hutton**  
Offers in excess of £550,000

**MEACOCK & JONES**

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**MEACOCK & JONES**

This immaculately presented three bedroom semi detached chalet bungalow has been extensively improved by the present owners to provide accommodation across two floors. The property is located in a central location within easy 0.8 of a mile walking distance to the centre of Shenfield and ideally positioned for Long Ridings school, just a few moments away.

- **Three Bedrooms**

- **Impressive Kitchen/family room**



### **11'7 x 2'6 (3.53m x 0.76m)**

A UPVC double glazed door opens to an entrance porch which is a most useful addition to the property. Bay window to the front elevation. LED lights to the ceiling. Tiling to the floor. Useful storage space. A glazed panelled door opens to the:-

### **SPACIOUS ENTRANCE HALL**

Measuring 11' in length. Karndean parquet flooring. Column style radiator. Understairs storage space. Coved cornice to ceiling. Storage cupboard. Door leading to the:-

### **SHOWER ROOM 8'6 x 5'3 (2.59m x 1.60m)**

Fully tiled to ceiling height. Chromium heated towel rail. Walk-in shower cubicle. White wash hand basin with vanity storage below. UPVC obscure double glazed window to the side elevation. LED lights to ceiling.

### **BEDROOM TWO 12'4 x 10'8 (3.76m x 3.25m)**

Leading from the hallway. A delightful and very good sized double bedroom with window overlooking the front elevation with radiator below. Coved cornice to ceiling.

### **KITCHEN**

Karndean flooring. Fitted with a range of white gloss base and eye level wall cabinets with contrasting quartz worktops above. Subway white tiling. One and a half bowl sink unit with drainer. UPVC double glazed window to the rear elevation. Microwave. Induction hob with chimney extractor above. Tiled splashbacks. One and a half oven. Integrated fridge/freezer. Integrated washing machine. Integrated dishwasher. Useful breakfast area with space to accommodate two bar stools and further storage below.

### **LOUNGE/ DINING ROOM 26'5 max x 18'9 reducing to 10'8 (8.05m max x 5.72m reducing to 3.25m)**

A very impressive L-Shaped room offering outstanding family living space. Continuation from the

hallway of Karndean parquet flooring. Coved cornice to ceiling. Wall lights. Vertical column style radiator. Additional radiator. Four panel bi-folding doors running across the rear of the property. UPVC obscure double glazed window to the side elevation. Continuation of Karndean flooring.

### **FIRST FLOOR LANDING**

Stairs rise to the first floor landing. Velux style window drawing light and a further UPVC double glazed window to the side of the property with radiator below.

### **BEDROOM ONE 17'5 max 12'2 (5.31m max 3.71m)**

A good sized main bedroom. Air conditioning unit. Two velux windows to the front elevation. LED lights to ceiling. Further window enjoying views across the rear garden. Radiator. Generous under eaves storage.

### **BEDROOM THREE 8'3 x 7'4 (2.51m x 2.24m )**

Eaves storage. UPVC double glazed window overlooking the rear elevation. Air conditioning unit. Radiator.

### **FAMILY BATHROOM 6'8 x 4'2 (2.03m x 1.27m)**

Karnden flooring. Chromium heated towel rail. Fitted with a white suite comprising WC with concealed cistern. White wash hand basin with vanity unit below. Panel enclosed bath. Velux window. LED lights to ceiling. Extractor fan. Contrasting black metro tiling to the walls.

### **REAR GARDEN**

The private rear garden commences with a paved patio area. Railway sleeper defining borders planted with shrubs and flowers. The remainder of the garden has been laid mainly to lawn. Storage space behind the shed for storing garden tools etc. Outside lighting

### **GARDEN SHED 16'7 x 11'2 (5.05m x 3.40m)**

A most useful addition which could be converted to a home office, if required. Power and light connected.

### **FRONT GARDEN**

A block paviour driveway providing off street parking for two vehicles with ease. Side access to the rear garden.

### **AGENT'S NOTE**

This property has been considerably improved by the current owners and is stylishly appointed. Re-wired and re-plumbed. Fitted with air conditioning units to the first floor. Bi-folding doors to the lounge.





## Ground Floor



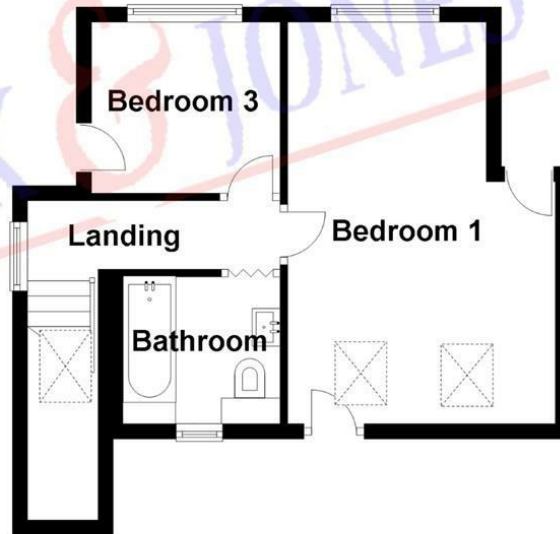
APPROX INTERNAL FLOOR AREA  
115 SQ M 1237 SQ FT

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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## First Floor



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 <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	