



3 Burses Way  
Hutton  
Offers over £875,000

MEACOCK & JONES

## 3 Burses Way, Hutton, Essex, CM13 2PL

\*INITIAL OFFERS ARE INVITED IN THE REGION OF £875,000 TO £900,000\*

A delightful extended three bedroom detached bungalow situated on the popular Burses estate, within easy reach of Shenfield mainline railway station and shopping Broadway. This property has been maintained to an extremely high standard by the present owner and situated in a prime position.

A composite door with glazed panels to either side opens to the:-

### SPACIOUS ENTRANCE HALL

A bright and spacious hallway measuring 31' in length. Two storage cupboards. Coved cornice to ceiling. Two radiators. Engineered wood flooring. Access to loft space.

### BEDROOM ONE

19'2 x 12'1 (5.84m x 3.68m)

This bedroom is currently being used as an additional sitting room. UPVC double glazed window to the front elevation with radiator below. Coved cornice to ceiling. Feature fireplace. Continuation of engineered flooring from the hallway.

### BEDROOM TWO

15'6 to 11'10 x 12'2 (4.72m to 3.61m x 3.71m)

A UPVC double glazed bay window overlooks the front of the property with radiator below. Fitted with a range of floor to ceiling wardrobes to one wall. Coved cornice to ceiling.

### BATHROOM

9'2 x 5'5 (2.79m x 1.65m)

Fully tiled with decorative mosaic border. Fitted with a white suite comprising panel enclosed bath with shower attachment above. Walk-in shower cubicle. Close coupled WC. Chromium heated towel rail. Obscure UPVC double glazed window to the side elevation. Shaver point.

### BEDROOM THREE

10'8 x 10'9 (3.25m x 3.28m)

Another good sized bedroom fitted with a range of floor to ceiling fitted wardrobes across one wall. UPVC double glazed window to the side elevation with radiator below. Coved cornice to ceiling.

### SHOWER ROOM

6'9 x 4'5 (2.06m x 1.35m)

Fitted with a white suite comprising close coupled WC. Wash hand basin. Corner shower unit. Chromium heated towel rail. Obscure window to the side elevation. Shaver point. Worcester wall mounted gas fired boiler providing heating and hot water. Full tiling to ceiling height.

### KITCHEN/BREAKFAST ROOM

13'7 x 13'8 (4.14m x 4.17m)

This room is situated at the rear of the property overlooking the pleasant garden to the rear. Large UPVC double glazed picture window to the side elevation. UPVC double glazed French doors with glazed panels to either side. Fitted with a range of base and eye level white gloss units with wooden worktops above. One and a half bowl single drainer sink unit. One and a half Zanussi oven with electric hob and chimney extractor above. Built-in dishwasher. Space for American style fridge/freezer. The room has full tiling to the floor. Vertical radiator. LED lights to ceiling.

### UTILITY AREA

LED light to ceiling. Space for washing machine and vented tumble drier with worktop above. Tiled flooring.

### SITTING ROOM

19'8 x 11'3 (5.99m x 3.43m)

A good sized sitting room. UPVC double glazed French doors with glazed panels to either side leading out to the rear garden patio. Radiator.

### REAR GARDEN

This very secluded rear garden commences with a crazy paved patio area which is approached by steps leading down from the lounge and kitchen. A pathway leads all the way around the garden. Further seating area to the rear of the garden ideal for outside entertaining. The remainder of the garden is laid to lawn with mature shrub borders. Outside tap.

### FRONT GARDEN

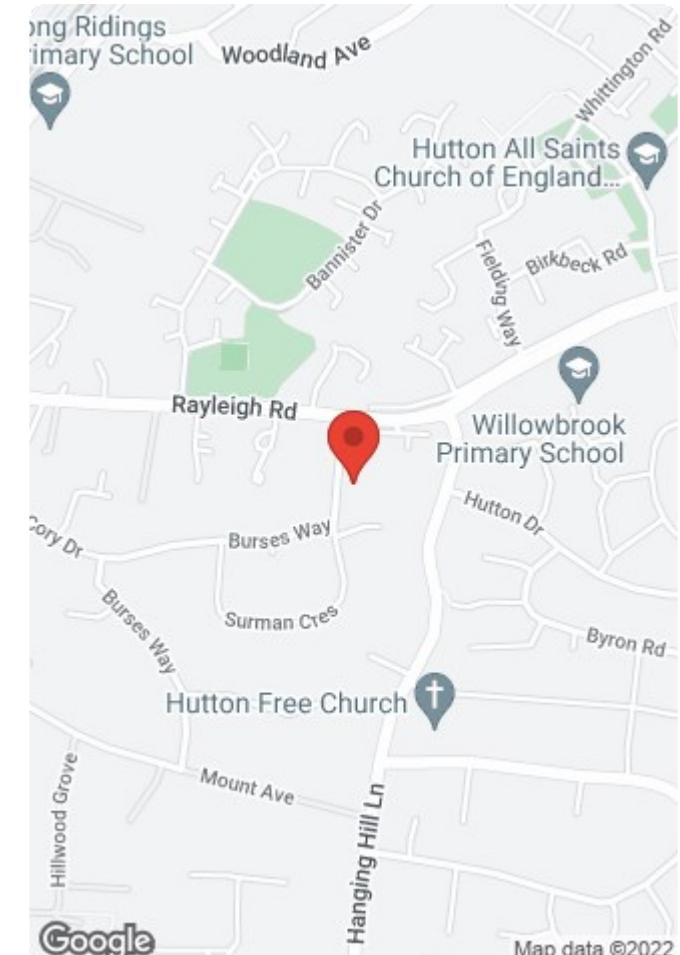
The property is approached via a carriage style driveway which has been laid to block paviour that provides off street parking for four vehicles.

### DETACHED GARAGE

Fitted with an electronically controlled up and over door with power and light connected.

### AGENT'S NOTE

EPC & Floor Plan to shortly follow



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		
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