



274 Rayleigh Road
Hutton
£640,000

MEACOCK & JONES

274 Rayleigh Road, Hutton, Essex, CM13 1QE

A very attractive spacious extended semi-detached house constructed in the 1930's situated close to farmland on the outskirts of Hutton. This desirable house is a 1.5 miles from the centre of Shenfield and is also in the St. Martin's school catchment area.

A partially glazed front door opens to the:-

Entrance/Lobby

A useful area with windows to either side of the door. Quarry tiled flooring. Timber clad ceiling. From here a partially stained glazed front door opens to the small reception area which leads into the drawing room. Also leading from this area is a balustrade staircase, radiator and wood strip flooring.

Drawing Room

22' x 13' reducing to 10'3 (6.71m x 3.96m reducing to 3.12m)

This is a very attractive bright and substantial room with a shallow leaded light bay window to the front elevation with curved radiator below. There are two wall light points. Additional radiator. From the drawing room a door leads into a small central lobby of which is the Shower Room, Office and Bedroom Four.

Dining Room

11'8 x 11'1 (3.56m x 3.38m)

Situated at the rear of the house and from which a pair of glazed lead light french doors opens to the large garden terrace, the dining room also provides splendid views across the surrounding cornsland. Oak striped flooring. Coved cornice to ceiling and decorative ceiling roses. Radiator. Serving hatch area to the kitchen area.

Inner Lobby

Leading from the lobby area is the kitchen, shower room, office and bedroom four :-

Shower and Cloakroom

This is a very luxuriously appointed room fitted with a tiled shower enclosure with wall mounted controls. Close coupled WC. Corner wall mounted wash hand basin. Curved heated ladder towel rail. Tiling to floor and to full ceiling height. Extractor fan.

Kitchen

11'2 x 10'3 (3.40m x 3.12m)

The kitchen has been comprehensively fitted with a fine quality range of units which comprise of base cupboards, drawers and matching wall cabinets along three walls. A long wood block worktop incorporates a one and a quarter bowl single drainer stainless steel sink unit with mixer tap and a white brick effect tiled splashback. Integrated appliances to remain include a Bosch stainless steel oven with electric cooker above with stainless steel glass extractor hood fitted over. Integrated dishwasher. Space and plumbing for domestic appliance and space for freestanding fridge-freezer. Radiator. A leaded light window offers attractive views of the extensive rear garden and a double glazed door leads outside.

Office

10' x 5'9 (3.05m x 1.75m)

This is a very versatile room drawing light from a frosted glazed door that leads outside. Tiling to floor.

Bedroom Four

10' x 8'4 (3.05m x 2.54m)

A very good size fourth bedroom drawing light from a double glazed leaded light window to the front elevation.

Agents Note

Please note the office and bedroom four were previously a garage and this area has been subsequently converted by the current owner into living accommodation.

First Floor Landing

This is a large area, rear of which is a tall stained glass window overlooks the garden. Access to loft storage space. Coved cornice and decorative ceiling rose.

Bedroom One

16'0" x 13'1" > 10'1 (4.88m x 3.99m > 3.07m)

A very pleasant large room with a wide bay window to the front elevation and a smaller window to the side. Fitted furniture consist of a wide bed recess with cupboards to either side and matching wardrobes to the adjoining wall. There is also a matching corner dressing table unit. Radiator. Decorative ceiling coving.

Bedroom Two

11'5 x 10'5 (3.48m x 3.18m)

Another very pleasant room with a wide window to the rear with the benefit of views across nearby cornfields and radiator below. Fitted wardrobe cupboard along part of one wall with four doors. Decorative ceiling coving.

Bedroom Three

9'8 x 8'10 (2.95m x 2.69m)

Also situated at the rear of the house with excellent views. Radiator. Across one wall is a bed recess with cupboards above and double wardrobe adjoining. Decorative ceiling coving and ceiling rose.

Bathroom

10'9 x 6'7 (3.28m x 2.01m)

A good size bathroom fitted with a close coupled WC. Panel enclosed bath with mixer tap and hand-held shower attachment. Wall mounted wash hand basin with mixer tap. Attractive mediterranean style tiling to floor with part tiling to walls. Radiator with heated towel rail. Decorative ceiling coving. Obscure glazed window to the front elevation. There is an airing cupboard to one corner which contains a hot water cylinder and shelving.

Rear Garden

The garden is an attractive feature of the property which measures 72' in length. It is mostly laid to lawn with shrub borders along the East side and at the far end a good size paved terrace with shed to either side. Adjoining the rear of the house is a large paved terrace with ornamental brick and stone walling and steps lead down to the lawn. The entire garden is fenced on all sides with concrete posts. A paved pathway leads along the house to the home office.

Front Garden

The front garden is mostly laid to paviour parking for possibly two cars with a gravel area behind a low brick wall which is suitable for additional parking, if required. The driveway is approached by a pair of five bar gates and is set well back from the road behind a deep greensward.



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 CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

