



**MEACOCK & JONES**

1 Bedroom

Maisonette

Located in Hutton

**Guide Price £160,000**



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01277 218485

# 11A Wilkes Road Hutton

Brentwood | | CM13 1LH



Set in a very popular part of Hutton we are delighted to be offering for sale this unique one bedroom maisonette located on the first floor. The property has the benefit of being offered for sale with no onward chain, a private rear garden and one allocated parking space.

An entrance door leads into the hallway and stairs rising upstairs leading to the bright and airy accommodation which commences with a spacious living room/kitchen, the kitchen area fitted with a range of cream, coloured units and contrasting work surfaces. There are, in addition, some fitted appliances. The fully tiled shower room is of good size and is fitted with a white suite, and the bedroom completes the internal accommodation.

Externally there is a low maintenance private courtyard style rear garden, and an allocated parking space for convenience.

Shenfield high street and the mainline railway station, with the Elizabeth Line service, is set approximately one mile away, however there are local shops and services even closer to hand. For transport links, the A12 is easily and quickly reached, whilst regular bus routes provide many options.



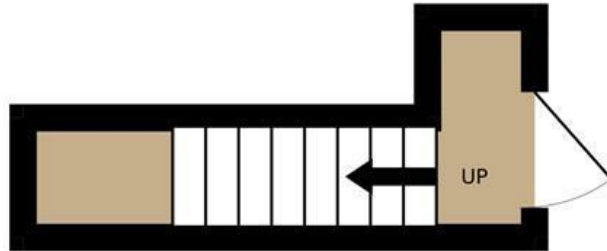
# 11A Wilkes Road

£160,000 Leasehold

- FIRST FLOOR MAISONETTE
- GOOD SIZED LIVING ROOM/KITCHEN
- ALLOCATED PARKING SPACE
- LOCAL SHOPS AND SERVICES NEARBY
- ONE BEDROOM
- PRIVATE REAR GARDEN
- APPROX ONE MILE TO STATION
- NO ONWARD CHAIN



GROUND FLOOR  
33 sq.ft. (3.1 sq.m.) approx.



1ST FLOOR  
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 342 sq.ft. (31.8 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 Hall**

**Living Room/Kitchen**

16'9 x 15'5

**Bedroom**

**Shower Room**

7'8 x 3'9

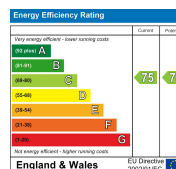
**Leasehold - 114 yrs remaining**

**Ground Rent - £350 pa**

**Service Charge - £900 pa**

**Council Tax Band: B**

**Local Authority:**



Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations or statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of their professional representatives. All measurements, areas and distances given are approximate. We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order. Any fixtures or fittings detailed in these particulars are not necessarily included in the sale price and Meacock & Jones and their staff accept no liability for any errors contained

**MEACOCK & JONES**

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