



**MEACOCK & JONES**

2 Bedrooms  
Bungalow - Detached

Located in Hutton

**Offers Over  
£675,000**



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

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

01277 218485

# 7 The Coverts Hutton

Brentwood | | CM13 2JP



A most appealing and attractive detached two-bedroom bungalow, situated within a highly sought-after cul-de-sac location, that occupies a generous 0.172 acre plot, offering excellent potential for extension or redevelopment (subject to the usual planning permissions). The property is also offered to the market with no onward chain, presenting an excellent opportunity for buyers seeking a straightforward purchase.

The accommodation extends to approximately 1,078 sq ft of internal living space, plus an attached garage of 137 sq ft, providing a total of 1,215 sq ft. The bungalow offers well-proportioned rooms and a practical layout that could be modernised or reconfigured to suit a buyer's requirements.

The property is ideally located for local amenities, with Shenfield Station and the popular Broadway located approximately 0.8 miles away, providing excellent transport connections including the Elizabeth Line into London. The home also falls within the highly regarded St Martins School catchment area (subject to acceptance).

Offering spacious accommodation, a generous plot and significant potential in a desirable residential location, this property represents an excellent opportunity for buyers looking to create a long-term home.



# 7 The Coverts

£675,000 Freehold

- Two Double Bedrooms
- Shower Room
- Conservatory
- 0.172 Acre Plot
- 0.8 Mile From Shenfield Mainline Railway Station
- Two Reception Rooms
- Kitchen
- Garage
- Opportunity To Enlarge (STPP), Modernise & Add Value
- No Onward Chain





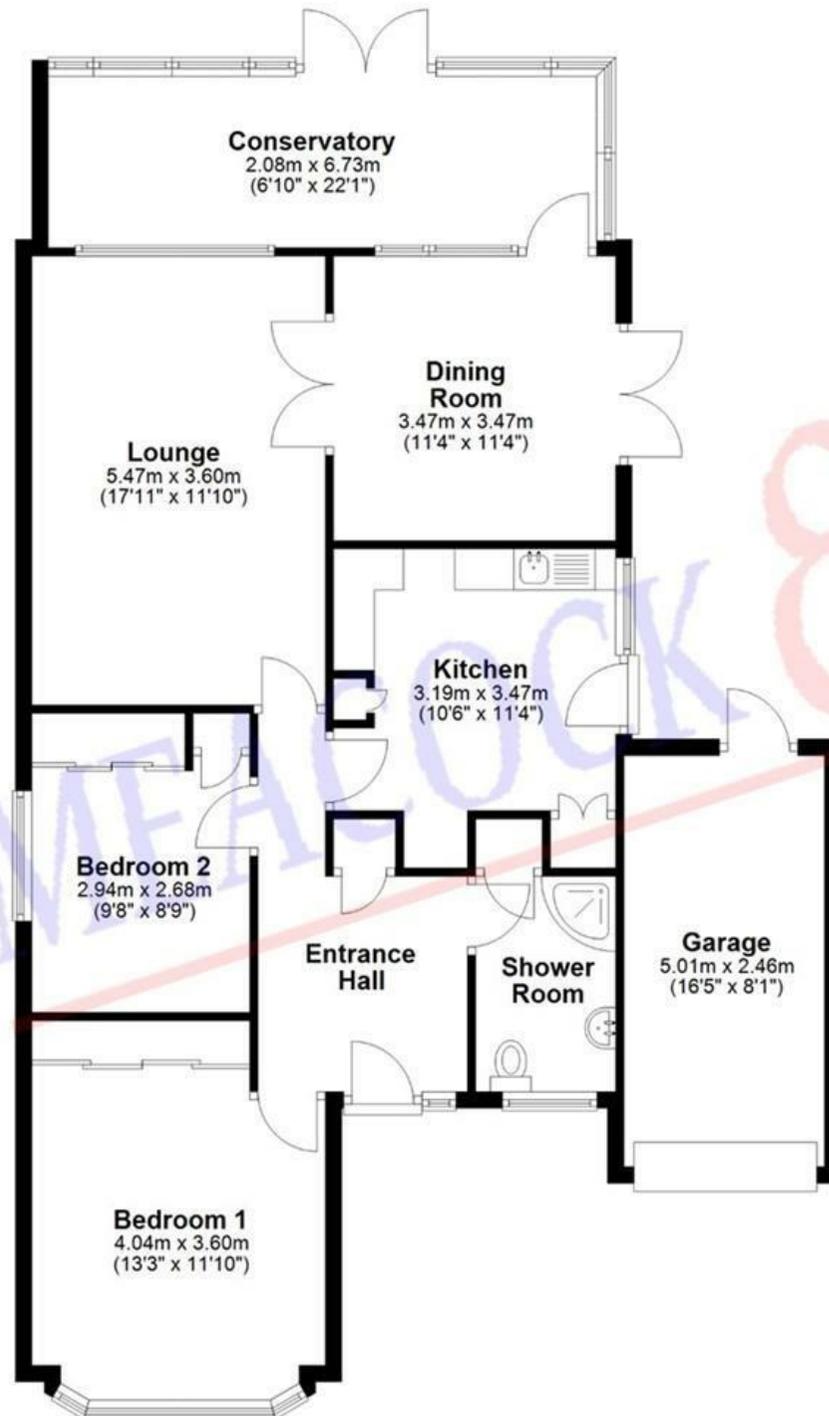
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## Ground Floor



**APPROX INTERNAL FLOOR AREA**  
**MAIN HOUSE 100 SQ M 1078 SQ FT**  
**GARAGE 13 SQ M 137 SQ FT**  
**TOTAL 113 SQ M 1215 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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106 Hutton Road  
Shenfield  
Essex  
CM15 8NB

01277 218485

enquiries@meacockjones.co.uk

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

**Council Tax Band: F**

**Local Authority: Brentwood Borough Council**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
92-91	B		
81-61	C		
55-41	D		
35-41	E		
21-31	F		
1-10	G		
No energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 therein.

