



41 Greeding Walk  
Hutton  
£1,450 Per calendar month

MEACOCK & JONES



## **41 Greeding Walk, Hutton, Essex, CM13 2UF**

AVAILABLE FROM 12TH JANUARY 2026. A well appointed two bedroom terrace property pleasantly located in a quiet cul-de-sac in Hutton. This property is located within easy reach of Shenfield mainline railway station and shopping Broadway and is well placed for local schools.

From beneath a sheltered entrance a step rises to a wooden door which opens to:-

### **Entrance Hall**

A bright area measuring 11' from which a staircase rises to the first floor. This area draws light from a window to the front elevation. Radiator. Laminate wood effect flooring. Door to:-

### **Kitchen**

10'11 x 5'10 (3.33m x 1.78m)

A very smart well appointed kitchen comprehensively fitted with a range of shaker style maple units that comprise base cupboards, drawers and matching wall cabinets. Granite worktop incorporating two stainless steel sinks. Tiled splashback. Oven with electric hob and extractor above. Space for washing machine and fridge-freezer. UPVC double glazed window to the front elevation. Laminate tiled flooring.

### **Lounge**

13'9 x 11'9 (4.19m x 3.58m)

A bright and spacious room with sliding patio doors to the lovely rear garden. Continuation of the laminate wood effect flooring from the entrance hall. Radiator.

### **First Floor Landing.**

### **Bedroom One**

8'11 x 9'9 (2.72m x 2.97m)

UPVC double glazed window overlooking the rear elevation. Built-in floor to ceiling mirrored wardrobes providing ample hanging and shelving space. Laminate wood effect flooring. Radiator.

### **Bedroom Two**

8'7 x 9'2 (2.62m x 2.79m)

Two UPVC double glazed windows to the front elevation. Laminate wood effect floor. Radiator. Built-in storage cupboard.

### **Bathroom**

A very tasteful bathroom fitted with a modern suite comprising a panel enclosed bath with wall mounted shower attachment, mixer tap, hand-held shower attachment and glass shower screen. Wash hand basin with cupboard below. Back to wall WC. Metro style tiling to the walls. Laminate wood effect flooring. Radiator. LED lights to ceiling. Built-in extractor to ceiling.

### **Rear Garden**

The good size rear garden commences with a decking area of an ideal size for outside entertaining. The remainder of the garden is mostly laid to lawn. Large shed.

### **Front Garden**

Lawn area with path that leads to the front door.



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		
	75	90
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	



