



**1 Greenstead Close
Hutton**

MEACOCK & JONES

A very appealing and well appointed three bedroom property situated in a quiet cul-de-sac conveniently located close to the conservation area of Hutton Village and within easy reach of Shenfield mainline railway station and shopping Broadway. This beautifully appointed home offers spacious accommodation and has recently been rewired and a new boiler installed. Benefits from off street parking to the front and a spacious 50' rear garden. Located in the St. Martin's School catchment area. The property is 1.4 of a mile from Shenfield mainline railway station.

Offers in excess of £425,000



From beneath a sheltered entrance a step rises to the composite front door with glazed panel to the side opens to the:-

Entrance Hall 11'4 x (3.45m x)

A bright and spacious entrance into this appealing family home measuring 11'4 in length. Stairs rise to the first floor level. Amtico flooring. Radiator. Coving to ceiling. Door to:-

Sitting/Dining Room 21'5 x 11'10 > 8'10 (6.53m x 3.61m > 2.69m)

A very spacious and most appealing dual aspect room illuminated by two UPVC double glazed windows to the front and rear elevations. Two radiators. A central focal point is a feature fireplace with wood effect mantel and slate hearth. Coving to ceiling.

Kitchen 9'10 max x 8'10 (3.00m max x 2.69m)

This excellent kitchen has been comprehensively fitted with a quality range of modern gloss units that comprise base cupboards, drawers and matching wall cabinets. A laminate worktop incorporates a stainless steel single drainer sink unit with mixer tap. Space for freestanding gas cooker with extractor hood above, washing machine/tumble dryer and space for fridge/freezer. Metro style white tiles to the walls. UPVC double glazed window and UPVC double glazed door to the rear elevation. Spotlights to the ceiling. Continuation of Amtico wood effect flooring.

First Floor Landing

Access to loft storage space. Coving to ceiling.

Bedroom One 13'1 x 12'7 (3.99m x 3.84m)

A spacious double bedroom illuminated by a UPVC double glazed window to the front elevation with radiator below. Coving to the ceiling.

Bedroom Two 13'1 x 12'7 (3.99m x 3.84m)

Another good size double bedroom fitted with a UPVC double glazed window to the rear elevation with

radiator below. Coving to ceiling. Built-in storage cupboard providing ample hanging and shelving space.

Bedroom Three 9'11 x 7'6 (3.02m x 2.29m)

An attractive bedroom with UPVC double glazed window overlooking the front elevation with radiator below. Coving to ceiling. Useful storage cupboard.

Family Bathroom

A very well appointed bathroom fitted with panel enclosed bath with wall mounted shower attachment and shower screen. Vanity wash hand basin. Close coupled WC. Tiles to the floor and to full ceiling height. Chrome towel rail. Two UPVC obscure double glazed windows to the rear elevation. Extractor fan.

Rear Garden

The rear garden has a south facing elevation and running across the rear of the property is a large paved patio area of an ideal size for summer barbecues and garden parties. The remainder of the garden is mainly laid to law. Access to the side. Outside power and lighting. Two brick built outbuildings.

Front Garden

The front garden provides off street parking for numerous vehicles with ease.

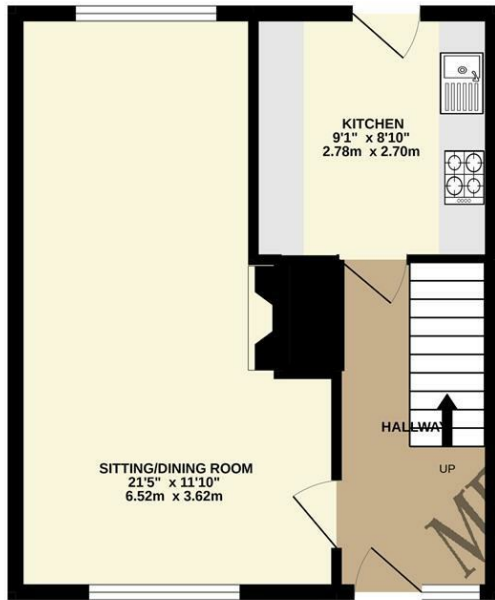
Agents Note

The property has recently been rewired and a new boiler installed.

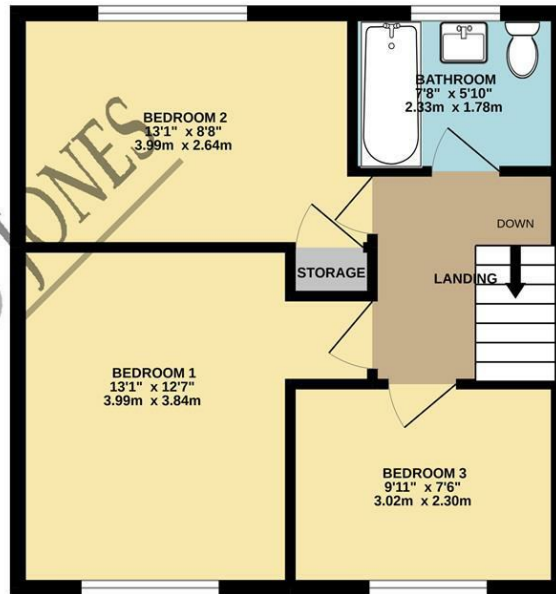




GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 791 sq.ft. (73.5 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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