



**15 Pine Crescent**  
**Hutton**  
**Offers over £400,000**

**MEACOCK & JONES**



\*INITIAL OFFERS INVITED IN THE REGION OF £400,000 - £425,000\*

An attractive three bedroom semi detached property located in a quiet turning in Hutton. This pleasant home is offered with vacant possession, and subject to planning, offers a fantastic opportunity to modernise, enlarge and add value. The garden rear measures approximately 26' in depth by 22' in width and faces due east. The house is close to local shops and within each reach of Shenfield mainline railway station and shopping Broadway.

- Three Bedrooms
- Bathroom
- Vacant Possession
- Large lounge/diner
- Separate WC
- Kitchen
- Close to local amenities
- Conservatory
- Potential for improvement



A step rises to the half glazed UPVC double glazed front door which opens to the:-

### **ENTRANCE PORCH**

This useful porch is of brick construction with pitched roof. UPVC double glazed small paned window to the front elevation and additional UPVC double glazed window to the side. Tiling to the floor. A UPVC double glazed door with window adjoining opens to the:-

### **ENTRANCE HALL 10'6 (3.20m)**

The hallway measures 10'6 in length. Stairs rise to the first floor with under stairs storage cupboard beneath. Radiator.

### **LARGE LOUNGE/DINING ROOM 19'5 x 13'07 max to 7'11 (5.92m x 3.96m'2.13m max to 2.13m)**

A dual aspect room. Attractive UPVC double glazed bay window to the front elevation. Sliding patio doors lead out onto the rear patio. Two radiators. Coved cornice to ceiling. Stone fireplace with inset gas fire. Serving hatch to kitchen.

### **KITCHEN 11'6 x 8'1 (3.51m x 2.46m)**

Fitted with a range of base and eye level units. Single drainer sink unit. Free standing cooker with extractor hood above. Space for washing machine, tumble drier and fridge/freezer. Tiling to walls and floor. UPVC double glazed window and UPVC double glazed door leading out to the conservatory.

### **CONSERVATORY 16'1 x 8'1 (4.90m x 2.46m)**

Windows to the rear elevation and obscure windows to the side elevations. Two radiators. Power and lighting. A pair of double doors lead out onto the secluded and private courtyard style garden.

### **FIRST FLOOR LANDING**

Obscure double glazed window to the side elevation. Access to loft storage.

### **BEDROOM ONE 11'6 x 10'5 (3.51m x 3.18m)**

UPVC double glazed window to the front elevation with radiator beneath. Built-in storage to the side and above the bed recess.

### **BEDROOM TWO 11'5 x 8'8 (3.48m x 2.64m)**

UPVC double glazed window to the rear elevation with radiator beneath. Storage around the bed recess. Airing cupboard with insulated hot water cylinder.

### **BEDROOM THREE 8'3 x 7'3 (2.51m x 2.21m)**

UPVC double glazed window to the front elevation with radiator below. Built-in storage.

### **BATHROOM 5'8 x 5'5 (1.73m x 1.65m)**

Vinyl wood effect flooring. Fully tiled to ceiling height. Radiator. Panel enclosed bath with shower attachment above. White wash hand basin with vanity unit below. Obscure double glazed window to side elevation.

### **WC 5'8 x 2'4 (1.73m x 0.71m)**

Vinyl wood effect flooring. Full tiling to ceiling height. Obscure window to the rear elevation.

### **REAR GARDEN**

The property benefits from a secluded courtyard style garden with side access to the driveway. Mainly laid to lawn and planted with a range of mature shrubs and trees Garden shed to remain.

### **FRONT GARDEN**

The property is approached by a pathway with brick edging which adjoins the shared driveway and provides access along the side of the property to the garage. The front garden is mainly laid to lawn with mature planting. Screen hedging provides seclusion from the road. Opportunity to provide further off street parking, if required.

### **GARAGE 17'7 x 8'6 (5.36m x 2.59m)**

Of a good size fitted with an up and over door. Power and light connected.

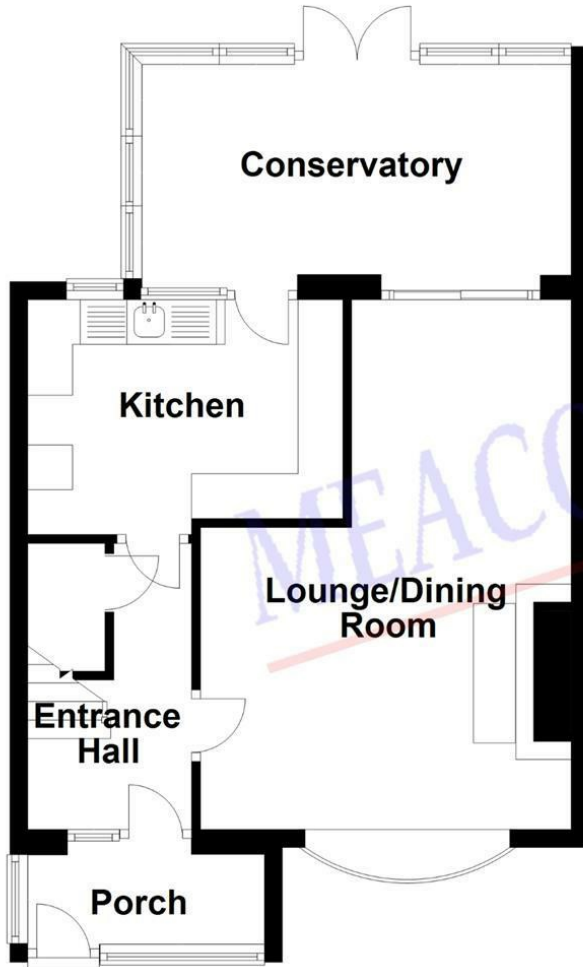








## Ground Floor

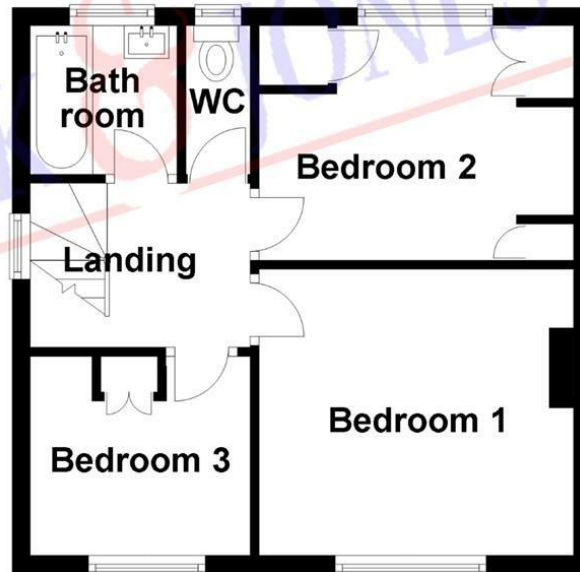


APPROX INTERNAL FLOOR AREA  
88 SQ M 950 SQ FT

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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## First Floor



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 <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	