

TOTAL FLOOR AREA: 919 sq. ft. (85.4 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 misstatement. 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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## 90 Long Ridings Avenue, Hutton, CM13 1EG

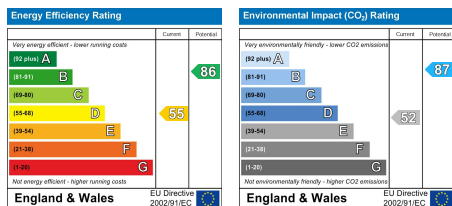
A fine semi-detached family house standing on an impressive corner plot offering scope to extend (subject to planning).

The accommodation is set over two floors with entrance hall and staircase ascending to the first floor, fitted kitchen with appliances, which is open to the dining area, which in turn opens to the living room. A conservatory stretches across the rear of the property with access to the rear garden. The first floor provides a very stylish modern family bathroom and three bedrooms.

The property is approached by a wide shingle driveway which provides parking for three vehicles and there is further parking at the rear of the garden.

There are local shops and respected schools nearby, plus a wide range of shops, restaurants and amenities in Shenfield including a mainline railway to London Liverpool Street.

£480,000



### SERVICES:

Local Authority: Hutton  
Council tax band: D  
Post code: CM13 1EG

### VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

### OPENING HOURS:

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

### MORTGAGE INFORMATION:

We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 260858 or visit our interactive website at [www.mortgagebusiness.net](http://www.mortgagebusiness.net)



We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website [www.keithashton.co.uk](http://www.keithashton.co.uk)

Brentwood  
Tel. 01277 260858

Village Office  
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