



**Chelmer Drive**  
**Hutton CM13 1NP**  
**Guide Price £550,000**

## Chelmer Drive, Hutton, CM13 1NP

Guide Price £550,000 - £570,000

Ideally located just over a mile from Shenfield Station and the high street, this extended three-bedroom home offers a wonderful opportunity for families seeking a comfortable and well-maintained home with further potential.

The ground floor provides generous living space, including a large through reception room featuring a bay window to the front, an electric fireplace, and double doors opening onto the garden. The extended kitchen offers ample space for dining, with direct access to the rear garden, while a convenient ground-floor WC completes the layout. Upstairs, the property comprises three well-sized bedrooms - two spacious doubles and a single - alongside a spacious family bathroom.

Externally, the home is approached via a paved driveway, with a garage to the side providing extra storage or vehicle space. The rear garden features a patio area, with the remainder laid to lawn, surrounded by mature trees and shrubs.

With excellent scope for extension, whether above or into the existing garage or loft (subject to planning permission), this property presents a superb opportunity to create a personalised family home in a sought-after location.





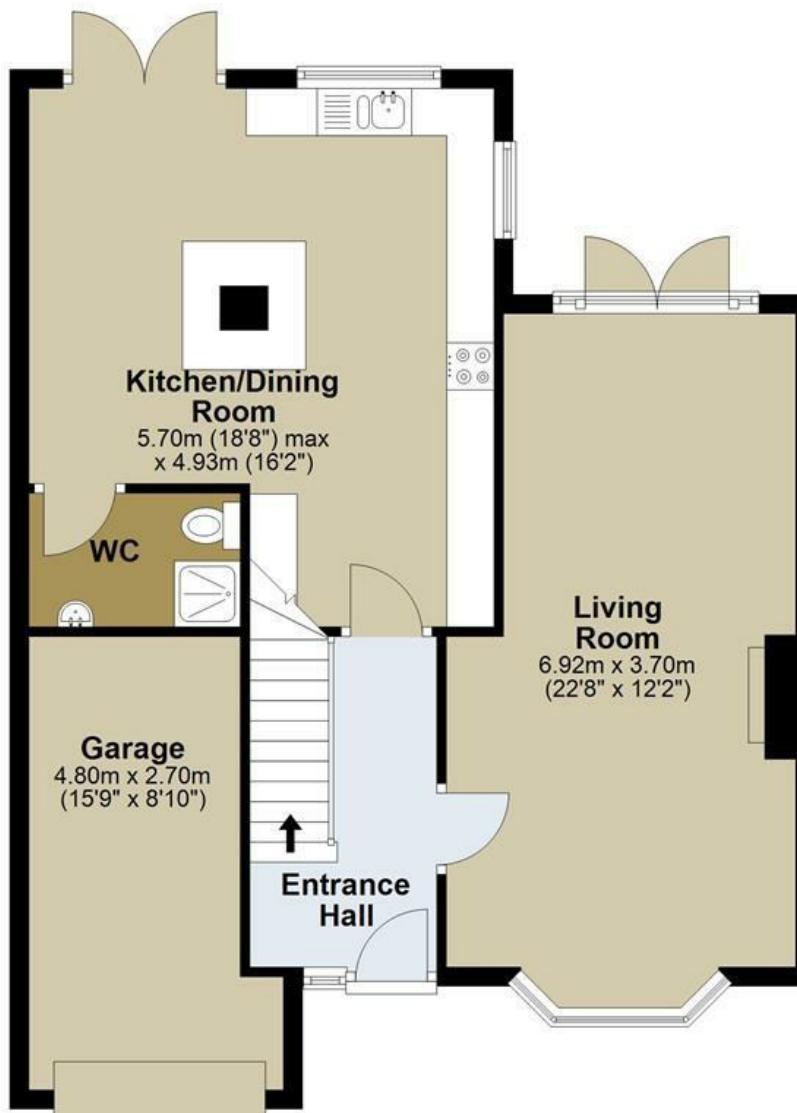






## Ground Floor

Approx. 71.8 sq. metres (772.7 sq. feet)



Total area: approx. 111.6 sq. metres (1201.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas.

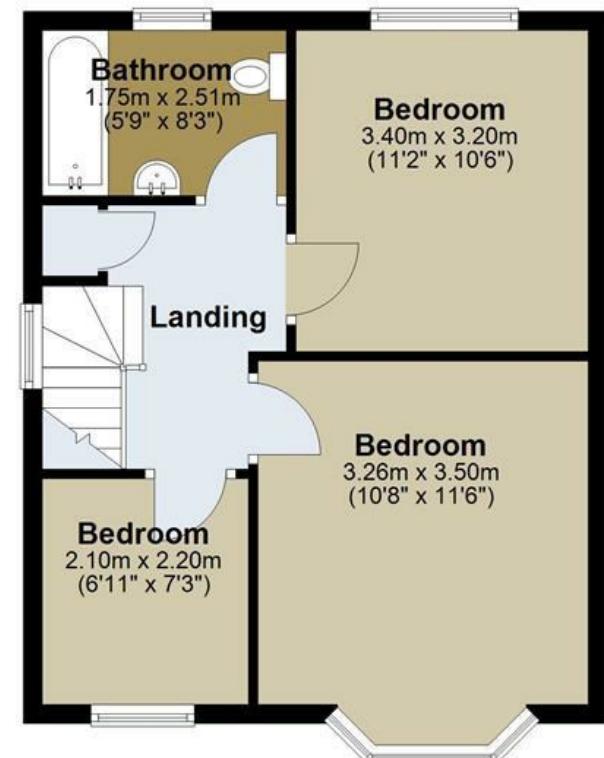
Buyers are advised to take their own measurements.

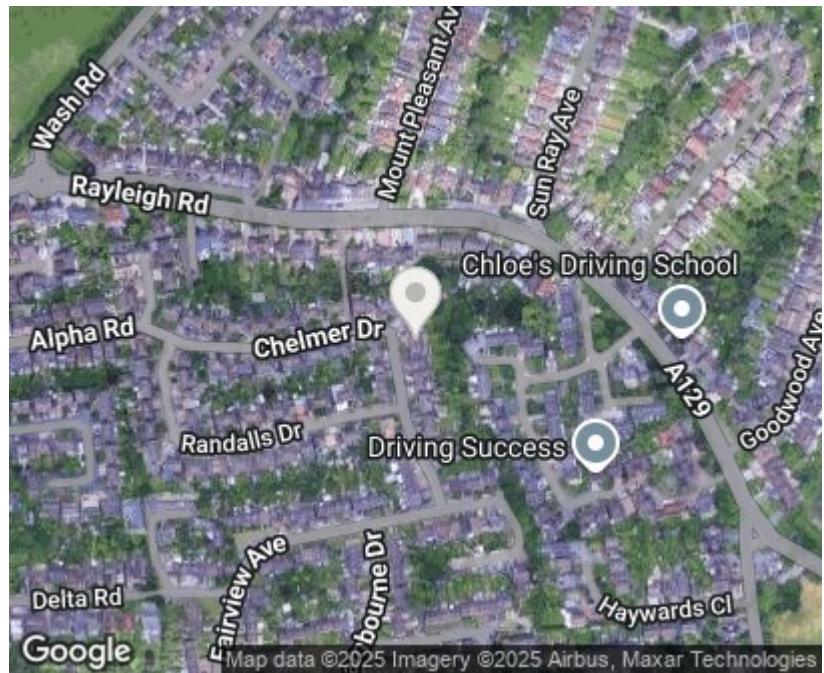
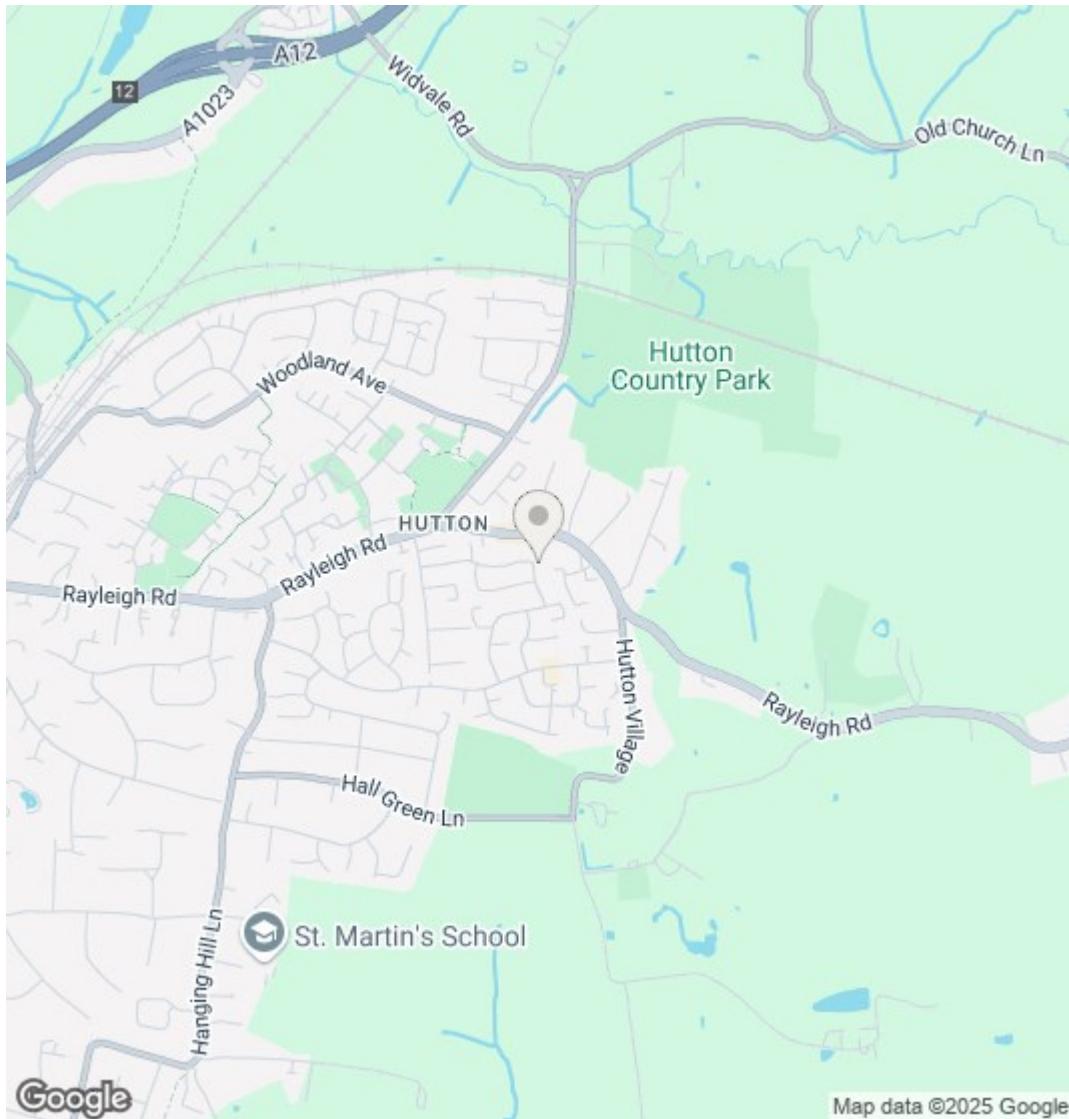
Plan produced using PlanUp.

**Chelmer Dr**

## First Floor

Approx. 39.8 sq. metres (428.6 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	86
(81-91)	B	72
(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	

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