



Queenswood Avenue, Hutton, Brentwood, Essex, CM13 1HU  
£435,000



A three bedroom semi detached property which has recently been renovated throughout and is tastefully appointed with a bright and modern decor. At the rear of the house is an open plan kitchen diner that provides a space to entertain with direct access onto the garden, it has been thoughtfully designed and fitted with beautiful matt grey units that are complimented by square edged low profile work surfaces. The separate living room is situated at the front of the house and can be accessed from the entrance hallway or the kitchen diner via a contemporary sliding feature door. The south facing rear garden is a particularly good size and has the added benefit of a detached brick built garage. Shenfield mainline railway station and shopping Broadway are just 1.3 miles away.

- **THREE BEDROOM SEMI DETACHED HOUSE IN POPULAR RESIDENTIAL LOCATION**
- **BRIGHT KITCHEN DINER WITH CONTEMPORARY MATT GREY UNITS OVERLOOKING THE REAR GARDEN**
- **CONVENIENT LOCATION WHICH IS 1.3 MILES TO THE STATION AND CLOSE TO SCHOOLS**
- **TASTEFULLY APPOINTED THROUGHOUT WITH BRIGHT AND MODERN DECOR**
- **OFF STREET PARKING TO THE FRONT PLUS SHARED DRIVEWAY LEADING TO DETACHED GARAGE**
- **SOUTH FACING REAR GARDEN**





## Ground Floor

### Entrance Hallway



3.43m x 1.75m (11' 3" x 5' 9") A secure composite entrance door with double glazed inserts opens onto the hallway which has a staircase that rises to the first floor landing with a storage cupboard beneath. There are wood effect floors that extend throughout the ground floor and a radiator with a decorative cover.

### Living Room



4.16m x 3.43m (13' 8" x 11' 3") A separate reception room that has a double glazed window overlooking the front aspect. There is a glazed sliding black framed door that provides additional access to the kitchen diner, recessed spot lighting and coved cornice to the ceiling.

## Open Plan Kitchen Diner



6.06m x 2.56m (19' 11" x 8' 5") The kitchen diner has been extremely well appointed and is situated at the rear of the house with direct access onto the garden via a set of double glazed French doors with fitted blinds. The kitchen itself has been thoughtfully designed and is fitted with a range of contemporary matt grey units and stone effect square edged work surfaces, set into which is a stainless steel 'Blanco' sink unit. There are quality 'Zanussi' appliances that include a double oven, integrated fridge freezer, induction hob with stainless steel extractor hood above and there is also space/plumbing for a washing machine and dishwasher. There is a continuation of the wood effect flooring from the entrance hallway, recessed spot lighting, coved cornice, a radiator and a further double glazed window overlooking the garden.

## First Floor

### Landing



A spacious landing with obscure double glazed window facing the side aspect. There is also access to the partially boarded loft space via a pull down ladder, and a radiator.

### Bedroom One



3.18m x 2.88m to front of fitted wardrobes (10' 5" x 9' 5") A good sized bedroom with a double glazed window facing the front, a radiator and an extensive range of wardrobe cupboards that are fitted to the full width of one wall.

### Bedroom Two



3.47m x 2.66m plus recess (11' 5" x 8' 9") Double glazed window overlooking the rear garden with radiator set below. Cupboard housing the wall mounted gas boiler and hot water storage cylinder.

### Bedroom Three



2.27m x 2.27m (7' 5" x 7' 5") Double glazed window to the front aspect with radiator set below. Useful over stairs storage cupboard.

### Bathroom



Fitted with a paneled bath which has an electric shower over with a sliding glazed screen and a pedestal wash hand basin and vanity cupboard beneath. The walls are partly tiled. There is a radiator and an obscure double glazed window that faces the rear.



## Separate WC

1.73m x 0.74m (5' 8" x 2' 5") Fitted with a low flush WC, there are partly tiled walls and an obscure double glazed window facing the rear.



## Exterior

### Rear Garden



The rear garden is a particularly good size and benefits from a south aspect giving the garden the advantage of all day sun. There is a paved patio area immediately adjoining the house which is ideal for a seating area, the remainder is laid to lawn with an additional patio at the rear.

## Detached Garage

6.25m x 2.34m (20' 6" x 7' 8") A shared driveway leads to a useful brick built garage which has an up and over door to the front and a further

door leading into the garden. The seller has supplied the garage with power via an armored cable, the garage that has its own independent consumer unit.

## Front Garden

To the front of the property is an independent driveway which provides off street parking.

## Floor Plan



TOTAL FLOOR AREA: 702 sq. ft. (65.2 sq.m.) approx.  
While every effort 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 or omission of this agreement. This plan is for illustrative purposes only and should be used in conjunction with the prospectus. The vendor, agent and solicitor shall not be deemed to warrant or guarantee as to their accuracy or efficiency or to be bound by it.

## PROPERTY MISDESCRIPTIONS ACT 1991

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