



Rayleigh Road, Hutton, Brentwood, Essex, CM13 1BA
£1,000,000



** GUIDE PRICE £1,000,000 - £1,100,000 ** Situated just 0.4 miles from Shenfield's mainline railway station and shopping Broadway is this deceptively spacious four bedroom detached house. The property benefits from a beautifully fitted kitchen with high quality 'NEFF' integrated appliances, quartz work surfaces and a central island unit. The kitchen is positioned next to a snug and dining space beyond, all of which are at the back of the house leading onto the garden, making this space great for entertaining. The ground floor also benefits from a living room, an office and cloakroom. The en-suite shower room and family bathroom have each been refitted with contemporary suites that include sanitary ware by 'Vitra' and taps by 'Hans Grohe'. There is a detached garage with an electric up and over door and an external EV charging point.

- EXTREMELY CONVENIENT LOCATION CLOSE TO STATION AND SHOPS
- 13 SOLAR PANELS AND AN EV CHARGING POINT
- MODERN KITCHEN WITH CENTRAL ISLAND UNIT
- LARGE DRIVEWAY WITH PARKING FOR MANY VEHICLES AND DETACHED GARAGE
- BEAUTIFULLY RE-FITTED EN-SUITE AND FAMILY BATHROOM



Ground Floor

Entrance Hallway

4.86m x 2.00m (15' 11" x 6' 7") A spacious entrance hallway which has an open tread staircase that turns and rises to the first floor, with double glazed windows at the half landing, and an open storage area beneath. There is wood effect flooring which runs throughout, a radiator and a composite entrance door that has a double glazed insert and matching sidelights.



Lobby

A useful space providing lots of storage for shoes and coats.

Ground Floor Cloakroom

1.60m x 1.19m (5' 3" x 3' 11") Concealed cistern WC and vanity wash hand basin with storage cupboard beneath. There is wood paneling to half height and an obscure double glazed window that faces the side.

Kitchen



4.61m x 3.93m (15' 1" x 12' 11") The kitchen was refitted in 2018 with particular care and attention given to the layout and design, and provides an excellent space for lovers of cooking and baking to enjoy. The kitchen is also situated next to the snug and dining area, making it a very social space that lends itself to entertaining family and friends.

are fitted to both base and eye levels in contrasting colours, there is also a large island unit and all work surfaces are fitted with quartz. Integrated appliances include a 'Neff' slide and hide built in oven, combination oven and microwave, dishwasher, large 5 burner induction hob, and extractor hood, there is also an integrated wine cooler. Additionally there is space and plumbing for another dishwasher and a fridge freezer. The kitchen has an extremely useful walk in larder, a breakfast bar with discreet power supplies, a continuation of the wood effect flooring from the entrance hallway, a contemporary radiator, and a pocket door that opens onto:

Snug

3.94m x 2.87m (12' 11" x 9' 5") Situated at the rear of the house this comfortable reception room is adjacent to the kitchen and conservatory dining space. There is a double glazed window overlooking the rear, two radiators and wood effect flooring.



Conservatory

The conservatory has added light and spacious accommodation which is currently used as a dining space. There is a radiator, wall light points, wood effect flooring and sliding patio doors which lead to the rear garden.



Living Room

5.58m x 3.93m (18' 4" x 12' 11") The living room is situated at the front of the property and has double glazed windows that face the front and side as well as double glazed French doors that open onto the conservatory. There is a gas fire, two radiators and a door which opens to:



Study

2.25m x 2.22m (7' 5" x 7' 3") Double glazed window overlooking the front aspect with radiator set below, wood effect flooring.

First Floor

Landing

Airing cupboards housing hot water cylinder, access to the boarded loft storage space via pull down ladder. Radiator.

Bedroom One

3.94m x 3.51m (12' 11" x 11' 6") Double glazed windows facing the side and rear aspects, each with a radiator set beneath. A pocket door opens to:



En-Suite Shower Room

2.90m x 1.47m (9' 6" x 4' 10") A beautifully appointed en-suite which includes a large walk in shower enclosure with a frameless glazed screen, overhead rain fall shower, separate

hand held shower attachment and wall mounted temperature and pressure controls. There is also a contemporary wall mounted 'Vitra' vanity wash hand basin with accent lighting, additional storage unit beneath, illuminated storage cupboard above, and a mixer tap from the Hans Grohe Axor Starck range. A concealed cistern WC with Gerberit flush plate has a feature niche above. The floors and walls are fully tiled, there is a heated towel rail, recessed spot lighting, extractor fan and an obscure double glazed window.



Bedroom Two

3.94m x 3.22m (12' 11" x 10' 7") A bright room with a double aspect that has double glazed windows facing the rear and side elevations, radiator and wood effect flooring.



Bedroom Three



3.94m x 2.59m (12' 11" x 8' 6") Double glazed window facing the side elevation, radiator, wood effect flooring.

Bedroom Four

4.09m x 2.06m (13' 5" x 6' 9") Double glazed window facing the side elevation with radiator set below, wood effect flooring.

Family bathroom



Another beautifully appointed bathroom, which includes a free standing Victoria & Albert bath with 'Hans Grohe' mixer tap and separate hand held shower attachment, a concealed cistern WC, walk in shower enclosure with frameless glazed screen and a contemporary wall mounted 'Vitra' vanity wash hand basin with a mixer tap from the 'Hans Grohe Axor Starck' range and illuminated wall mounted storage cupboard above. There is also recessed spot lighting, an extractor fan and an obscure double glazed window that faces the rear.

Exterior

Rear Garden

The private rear garden has been neatly landscaped with a paved patio that provides space for dining and sitting, the garden is easily accessed via the kitchen or conservatory which has proved particularly convenient for entertaining.



Front Garden

There is a carriage driveway which has parking for several vehicles, the seller currently takes advantage of the demand in Shenfield to rent parking space to commuters. There is an outside charging point for electric vehicles that is fitted to the garage, and a gate that leads to a useful area beside the house which provides space for a wooden shed and has access to the garage.

Detached Garage

5.60m x 4.90m (18' 4" x 16' 1") The garage has an electric up and over door, and power and light is connected, cold water feed.

Utility

Space and plumbing for domestic appliances, consumer unit and meters for gas, electricity and solar panels. Wall mounted boiler.

Agents Note

The property has the added benefit of 13 solar panels fitted to the roof.

Many of the rooms have ethernet CAT 6 data cabling.

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents not tested any apparatus, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Adviser. References to the Tenure of the property are based on information supplied by the Vendor. The agent has not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.