



Larchwood, Wambrook Close, Hutton, Brentwood, Essex, CM13 2LR
£1,875,000



Larchwood is a substantial five bedroom detached house located in a quiet cul-de-sac within the ever popular Hutton Mount private estate. Set on a larger than average plot of approx. 0.3 acres (STLS) the property has a range of reception rooms which include a spacious living room with French doors that open onto the garden, a formal dining room, a family room, and an orangery. There is also a kitchen breakfast room with integrated appliances and granite work surfaces, a utility, ground floor cloakroom and study. Externally there are mature gardens to the front and rear, with a large driveway that leads to a double width integral garage.

- PRESTIGIOUS HUTTON MOUNT PRIVATE ESTATE
- INTEGRAL DOUBLE WIDTH GARAGE WITH LARGE DRIVEWAY
- FIVE BEDROOMS WITH TWO EN-SUITES AND A FAMILY BATHROOM
- MATURE WEST FACING REAR GARDEN
- FOUR RECEPTION ROOMS AND KITCHEN BREAKFAST ROOM
- 0.3 ACRE PLOT (STLS)



Entrance Hall

5.91m x 2.13m (19' 5" x 7' 0") widening to 3.07m (10' 1") A spacious entrance hallway which has a staircase that rises to the first floor landing with a deep storage cupboard beneath. Wooden floors, cornice to ceiling and radiator with decorative cover.

Living Room

4.22m x 6.90m (13' 10" x 22' 8") plus bay window. A large and spacious reception room which has a double aspect with windows overlooking the front and French doors overlooking the rear garden. Two radiators with decorative covers. A large inglenook fireplace with an inset gas burning stove. Cornice to the ceiling.

Dining Room

4.60m x 3.51m (15' 1" x 11' 6") A formal reception room with a double aspect that has double glazed windows overlooking the rear garden and double glazed french doors opening onto the patio. Radiator with decorative cover. Cornice to the ceiling.

Kitchen/Breakfast Room

3.00m x 6.03m (9' 10" x 19' 9") Fitted with an extensive range of wood panelled units fitted to both base and eye levels with black granite work surfaces that have matching upstands. Integrated appliances include a fridge freezer, double oven, dishwasher, microwave and five burner gas hob with extractor hood above. There is an inset one and a quarter bowl sink drainer unit with waste disposal. Cornice to the ceiling.

Family Room

3.40m x 4.90m (11' 2" x 16' 1") Situated directly next to the kitchen/breakfast room is the family room that has a double glazed window to the side with a radiator set beneath. Cornice to the ceiling. French doors that open onto the orangery.

Orangery

4.19m x 3.48m (13' 9" x 11' 5") Glazed lantern roof with double glazed windows on three sides, French doors open onto the patio. The orangery was constructed by 'Westbury Garden Rooms'.

Utility Room

3.41m x 2.19m (11' 2" x 7' 2") Fitted with units to both base and eye levels, roll top worksurfaces and an inset stainless steel sink drainer unit. There is space for a washing machine and tumble dryer.

Garage

5.07m x 5.00m (16' 8" x 16' 5") Two up and over style doors, wall mounted boiler, power and light connected.

Ground Floor Cloakroom

3.00m x 1.06m (9' 10" x 3' 6") Fitted with a low flush WC and a wall mounted wash basin. Radiator with decorative cover. Cornice to the ceiling. Spotlights and an extractor fan.

Office

3.31m x 2.13m (10' 10" x 7' 0") Situated at the front of the property with a double glazed window overlooking the driveway. An extensive range of fitted office furniture which comprises of a desk, drawer units and cupboards.

First Floor Landing

Landing

4.97m x 3.24m (16' 4" x 10' 8") A spacious galleried landing. Double glazed window overlooking the front. Radiator set below. Access to the loft space. A further radiator. A cupboard which houses the hot water cylinder.

Bedroom One

4.60m x 5.42m (15' 1" x 17' 9") To the front of built in wardrobes. Double glazed bay window overlooking the rear garden. Radiator set below. Across one wall is an extensive range of built in wardrobe cupboards.

En-Suite Bathroom

3.24m x 2.39m (10' 8" x 7' 10") Fitted in a four piece suite which comprises of a walk in shower enclosure with a glazed screen and wall mounted shower. There is also a panelled bath, a vanity wash hand basin and a low flush WC. The walls are partly tiled, recessed spotlighting. Cornice to the ceiling and an extractor fan.

Bedroom Two

4.48m x 3.74m (14' 8" x 12' 3") plus recess of 1.74m x m (5' 9") Situated at the front of the property with a double glazed bay window and a radiator set below. There is a range of fitted bedroom furniture which comprises of shelves, wardrobes and a dressing table.

En-Suite Shower Room

3.22m x 1.40m (10' 7" x 4' 7") There is a walk in shower enclosure with wall mounted shower, a pedestal wash basin and a low flush WC. The walls are partly tiled, radiator, extractor fan, recessed spotlighting, cornice to ceiling and an obscure window to the side.

Bedroom Three

4.59m x 4.02m (15' 1" x 13' 2") Double glazed window overlooking the rear garden with radiator set beneath. Built in wardrobe cupboard and range of fitted wardrobes with sliding mirrored doors.

Bedroom Four

3.40m x 3.64m (11' 2" x 11' 11") to front of fitted wardrobes. Double glazed bay window overlooking the front with radiator set below. Built in wardrobe cupboards.

Bedroom Five

3.22m x 2.65m (10' 7" x 8' 8") Double glazed window overlooking the rear garden. Radiator set below. Built in wardrobe cupboards.

Family Bathroom

2.86m x 2.65m (9' 5" x 8' 8") Large corner bath. Walk in shower enclosure, overhead rainfall shower and separate hand held shower attachment. Concealed cistern WC and vanity wash hand basin. The walls are fully tiled, chrome heated towel rail, and obscure double glazed window facing the front.

Exterior

Rear Garden

The westerly facing rear garden commences with a paved patio terrace, and has a large lawn with shrub borders and mature tree's. A pathway leads through a pergola towards the rear of the garden where there is a secluded area that features a circular paved terrace.

Front Garden

A large paved driveway leads to a double integral garage and is screened from the road by a deep planted area with mature trees and shrubs.

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.