



Hall Green Lane, Hutton, Essex, CM13 2RA £750,000



****GUIDE PRICE £750,000 - £775,000**** We are pleased to offer to the market this charming family home which is situated on a corner plot in a highly regarded and sought after road in Hutton. The detached property has four good sized bedrooms two with plumbing and a family bathroom to the first floor. The ground floor comprises of a good sized kitchen which has breakfast bar and a separate utility room and W/C. The home has two / three reception rooms and there is access to the garden via sliding patio doors. The mature garden is well maintained and is of a southerly facing aspect. To the front it has its own driveway leading to the garage and additional carport with remainder laid to lawn. The property is within easy walking distance of both Shenfield Mainline Railway Station/ Broadway and situated in St Martins School catchment . The home is in need of modernisation but offers excellent scope for development and modernisation subject to necessary planning consents.

- **FOUR BEDROOMS**
- **SOUGHT AFTER HUTTON LOCATION**
- **FAMILY BATHROOM**
- **TWO / THREE RECEPTION ROOMS**
- **GARDEN IS OF A SOUTHERLY ASPECT**
- **DETACHED PROPERTY**
- **GENEROUS CORNER PLOT**
- **GARAGE & SEPARATE CARPORT**
- **KITCHEN WITH BREAKFAST BAR**

Ground Floor

Entrance Porch

Entrance porch which has opaque panelled glazed front door which opens onto hallway.

Entrance Hallway

Doors leading to accommodation, understairs storage cupboard and stairs to first floor.

Study



2.50m x 3.30m (8' 2" x 10' 10") Dual aspect windows to the front and side, radiator, coving to the ceiling and sliding glazed door.

Lounge



3.3m x 4.8m (10' 10" x 15' 9") Double glazed window to front aspect, coving to ceiling, brick built fireplace, radiator and arch opening onto;

Dining Room



3.3m x 3.9m (10' 10" x 12' 10") Double glazed patio doors opening onto rear garden, wood flooring, coving to the ceiling and serving hatch through to kitchen.

Kitchen



2.7m x 4.2m (8' 10" x 13' 9") A comprehensive range of fitted units both base and eye levels, with roll work tops incorporated, a double bowl sink drainer unit, breakfast bar, space for cooker and dishwasher. There is complimentary splashback tiling to walls and double glazed window to rear aspect overlooking the garden. There is also a freestanding boiler. Internal glazed panel door leading to inner hallway and a side door accessing the rear garden. Further doors lead to utility and W/C.

Downstairs WC

Wall mounted corner wash hand basin complimented by splashback tiling, opaque double glazed window to rear aspect. Low level WC.

Utility



1.8m x 2.7m (5' 11" x 8' 10") Freestanding sink drainer unit and plumbing, numerous cupboards for storage and space for a fridge/freezer and plumbing for a washing machine. There is a side access door which is opaque panel glazed leading to the side of property.

First Floor

Landing



Climbing stairs leads to the first floor landing which has double glazed window to the front aspect, coving to ceiling, loft access, airing cupboard housing water heater and doors leading to accommodation.

Master Bedroom



3.4m x 4.2m (11' 2" x 13' 9") Large spacious room with window to front aspect. Built in sliding double doored wardrobes. There is plumbing and a sink unit with vanity cupboard space below.

Bedroom Two



3.3m x 3.5m (10' 10" x 11' 6") A bright and airy room with dual aspect windows to rear and side and also personal double glazed door leading to small balcony above the garage. There is also a vanity sink unit with vanity space below and built in wardrobe.

Bedroom Three



2.8m x 3.6m (9' 2" x 11' 10") Double glazed window to rear and range of fitted wardrobes.

Bedroom Four



2.9m x 3.1m (9' 6" x 10' 2") Double glazed windows to front and side aspects.

Family Bathroom



2.5m x 1.9m (8' 2" x 6' 3") Comprises a four piece suite, walk-in shower cubicle, low level WC, pedestal wash hand basin, tiled panelled bath with mixer taps and overhead shower unit, two opaque double glazed windows to rear aspect.