



Longaford Way, Hutton, Brentwood, Essex, CM13 2LT
Guide price £1,450,000



Available for the first time since its construction is this detached four bedroom, four reception room family home. The property enjoys an elevated position at the end of one of the most sought after cul-de-sac turnings within the private Hutton Mount estate. Although this house has been lovingly looked after and maintained it does offer any incumbent buyer a rare opportunity to add their own mark and create their dream home and ultimately add value. The property is being offered with vacant possession and no onward chain. Viewings are available immediately.

- FOUR DOUBLE BEDROOMS
- EN-SUITE SHOWER AND WC
- LOUNGE
- STUDY/PLAY ROOM
- DOUBLE GARAGE & LARGE DRIVE
- KITCHEN / BREAKFAST
- DOUBLE WALK IN WARDROBE TO MASTER
- LARGE GALLERIED ENTRANCE HALL
- DINING ROOM
- UTILITY ROOM
- WORKSHOP

Entrance

A solid wooden door with an obscure glazed panel to the side opens to the:-

Entrance Hall

3.1m x 4.7m (10' 2" x 15' 5") A good size entrance hall with a full galleried staircase leading to the first floor landing. Separate coat cupboard. Radiator. A wooden door to the right leads to the ground floor WC.

Ground Floor WC

1.6m x 1.5m (5' 3" x 4' 11") Comprising a low level flushing WC. Wash hand basin set in to a decorative wooden surround with a storage cupboard below.

Above is a matching mirror with decorative wall lights to either side. Window to the front elevation. Radiator. Laminate wooden floor.

Study

3.7m x 2.7m (12' 2" x 8' 10") Located at the front of the property. The study draws light from a wide window to the front elevation. Coved cornice to ceiling. Radiator.

Sitting Room

6.3m x 3.8m (20' 8" x 12' 6") A good size sitting room with double glazed sliding doors opening onto the garden and patio. Central feature of the room is a gas fire with brick surround wooden Bressemer above. Two decorative wall lights. Two double banked radiators with covers. Coved cornice to ceiling.

Dining Room

4.2m x 3.4m (13' 9" x 11' 2") Located at the front of the property with wide window to the front elevation. Double banked radiator with decorative radiator cover. Coved cornice to ceiling.

Kitchen/Breakfast

6.8m x 4.5m (22' 4" x 14' 9") A good size open plan area separated in to three zones. Kitchen area is fitted with a solid wooden units comprising of numerous cupboards, drawers and matching eye level wall cabinets. Work surfaces extend along three sides with a breakfast bar return. Integrated appliances include a dishwasher, oven and grill. Integrated fridge and a Gaggenau induction hob with extractor fan above. Dining/family area draws light from a patio door to the rear elevation. Double banked radiator. Coved cornice to ceiling. Leading on from the kitchen area is the:-

Utility Room

2.4m x 2.2m (7' 10" x 7' 3") Work surfaces along one side. Plumbing and space for several domestic appliances. High level wall cabinets and access to a loft storage area. Radiator. Further door leads on to the workshop area which has access to the rear garden and internal access to the garage.

First Floor

Landing

4.3m x 3.3m (14' 1" x 10' 10") The full galleried landing draws light from a window to the front elevation. There is a deep airing cupboard. Access to loft storage.

Bedroom One

4.4m x 3.8m (14' 5" x 12' 6") Located to the rear of the property. This room draws light from the double glazed windows to the rear elevation looking over the well appointed rear garden. Double banked radiator below. Coved cornice ceiling. There are a pair of wooden doors which open to provide access to a large walk in wardrobe. A wooden door leads through to the:-

En-suite

2.8m x 1.6m (9' 2" x 5' 3") Comprising a sink with hot and cold mixer tap. Vanity unit with drawers to either side. A large shower cubicle with thermostat controlled shower valve. WC with concealed cistern. Chrome heated towel rail. Window to the rear elevation. All four walls have been tiled to ceiling height.

Bedroom Two

3.4m x 3.3m (11' 2" x 10' 10") Located at the front of the property with a window to the front elevation. Coved cornice to the ceiling and a radiator.

Bedroom Three

3.6m x 3.3m (11' 10" x 10' 10") Located at the rear of the property with fitted wardrobes across one wall. Comprising three almost floor to ceiling doors, with a further two false door facias. Window to the rear elevation with radiator below.

Bedroom Four

3m x 2.9m (9' 10" x 9' 6") At the front of the property with fitted wardrobes to one wall with 6 floor to ceiling doors. Window to the front elevation. Radiator below. Coved cornice to ceiling.

Family bathroom

2.6m x 1.5m (8' 6" x 4' 11") Fitted with a corner D shape spa bath with hot and cold mixer taps. Stand alone shower cubicle. Wash hand basin set into a vanity unit with storage cupboards below. Mirrored bathroom cabinet above. WC, radiator and window to the rear elevation. All four walls have been tiled to ceiling height.

Garage

5m x 4.9m (16' 5" x 16' 1") Remote controlled up and over door, power and lighting. Door leading to work shop.

Work shop

2.3m x 2.2m (7' 7" x 7' 3") Work room with bench and numerous wall mounted shelves and eye level cabinets. Access door leading to garden and further door leading to utility.

Exterior

Front Garden

The property is located at the end of one of the most sought after cul-de-sac locations within the Hutton Mount private estate. The property enjoys an elevated position with a front garden planted with well established shrubs and tree borders. The driveway provides parking for numerous vehicles and leads up to the integral double garage. Footpath continues up to the front door.

Rear Garden

Access to the rear garden via a gated pathway. The rear garden has been beautifully appointed with a deep patio area running along the width of the property. Well stocked shrub and flower borders with a raised brick flower bed. Rear garden is entirely unoverlooked and enjoys a south aspect.

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.