

44 Hutton Road
Shenfield Brentwood
Essex CM15 8LB

Telephone: 01277 203322
Email: info@courtco.co.uk
Web: www.courtco.co.uk

COURT CO



Alexander Lane, Hutton, Brentwood, Essex, CM13 1AY £500,000



Situated in one of central Shenfield's most desirable apartment blocks, this two-bedroom, two-bathroom property boasts secure underground parking, lift access, and is just a stone's throw away from Shenfield railway station. The modern kitchen features quartz work surfaces and integrated appliances, while the spacious living room includes a balcony. Both bedrooms come with fitted storage. This property is available for sale with no onward chain.

- PRIME LOCATION IN CENTRAL SHENFIELD
- SECURE UNDER GROUND PARKING
- SPACIOUS LIVING ROOM WITH BALCONY
- EXTREMELY SOUGHT AFTER DEVELOPMENT
- CONVENIENT ACCESS TO LOCALS SHOPS AND RAILWAY
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- STORAGE CUPBOARD IN HALLWAY AND FITTED WARDROBES IN BEDROOMS



Ground Floor

Main Entrance

A secure entrance door with intercom system opens onto a communal hallway which has staircase and a lift. The property is located on the second floor. Personal entrance door opens onto:

Entrance Hallway

Wood effect flooring, recessed spot lighting, intercom for the communal entrance door, deep storage cupboard and a further cupboard housing the hot water cylinder.



Open Plan Kitchen / Dining / Living Space

7.09m (23' 3") x 4.39m < 5.54m MAX (14' 5" < 18' 2" MAX)
A bright open plan space which has a continuation of the wood effect flooring from the entrance hallway. There is a door with double glazed insert which leads to a balcony and a further double glazed window. The kitchen itself has modern gloss units that are fitted to both base and eye levels with quartz work surfaces. Integrated appliances include an integrated fridge and freezer, a built under oven, a built in microwave, a ceramic hob and an extractor fan above. There is also a dishwasher and integrated washing machine.



Bedroom One

3.96m x 3.97m (13' 0" x 13' 0") A particularly spacious double bedroom which has a double glazed window to the side elevation and floor to ceiling fitted wardrobes.



En Suite Shower Room

2.83m x 1.26m (9' 3" x 4' 2") Fitted with in a three piece suite which comprises of a close coupled WC, a pedestal wash hand basin and a walk in shower enclosure with a sliding glazed screen. The shower enclosure is tiled and has wall mounted temperature and pressure controls. The floors and walls are tiled and there is a chrome heated towel rail. There is also an obscured double glazed window.



Bedroom Two



3.92m x 2.81m (12' 10" x 9' 3") Another spacious double bedroom, there is a double glazed window, recessed spotlighting and a wall of floor to ceiling fitted wardrobes which comprise shelving and hanging.

Family Bathroom

2.83m x 2.14m (9' 3" x 7' 0") Fitted with a three piece suite which comprises of a concealed cistern WC, a pedestal wash hand basin and a panelled bath with glazed screen and overhead shower. The walls and floors are tiled, there is recessed spotlighting, a chrome heated towel rail and an extractor fan.



Exterior

Balcony



The property benefits from a private balcony.

Parking

Secure underground parking which has a motorised shutter.



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. Refernces 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.